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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 11, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

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1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Helen Mason, Commissioner
William A. Witte, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

(a) Resolution - Commendation to Mr. Henry Jefferson on the Occasion of His Retirement

(b) Resolution - Approving Amendment to Section 8 Annual Contributions Contract No. SF-618 and Authorizing Its Execution with an Annual Contribution of $381,600

(c) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $134,795.46

(d) Resolution - Authorizing David Gilmore, Executive Director, to Travel to the Council of Large Public Housing Authorities Quarterly Meeting in Washington, DC, January 30, 1990 through February 2, 1990

(e) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Paint ($78,000), Window Frames ($25,000), Floor Tile ($23,600) and Locks ($25,000) during FY 1989-90

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10. NEW BUSINESS (cont'd):

(f) Resolution - Authorizing the Executive Director to Execute a Purchase Order for Motorola, Inc. to Provide Maintenance Service on the Authority's Plexus Computer System and Peripherals in an Amount not to Exceed $24,000 during FY 1989-90

(g) Resolution - For Approval of Proceed Order No. 3 in an Amount not to Exceed $95,000.00 at CAL 1-43, Yerba Buena Plaza West Construction of 203 Apartments and Community Center

(h) Resolution - Authorizing the Executive Director to Deposit $56,378.24 to the Department of Public Works for the City and County of San Francisco for Street Use Deposit for the Rehabilitation of CAL 1-16, Alemany Housing Development

(i) Resolution - Authorizing the Executive Director to Enter into a $7,994.00 Contract Amendment with Entek Corporation for Boiler Rehabiliatation Engineering Services at CAL 1-18(4), Alice Griffith

(j) Resolution - Authorizing the Deputy Executive Director to Sign and/or Execute All Contracts, Documents, Letters or Other Instruments in the Absence of and upon being designated by the Executive Director

(k) Resolution - Authorizing Settlement in the Case of Jermaine Ashley, et. al. vs. San Francisco Housing Authority, et. al. (Superior Court Case No. 860536) in an Amount not to Exceed $20,500

(l) Resolution - Authorizing Settlement in the Case of Dominga Equizabel vs. San Francisco Housing Authority (Superior Court Case No. 862142) in an Amount not to Exceed $9,000

(m) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Law Firm of Alexander, Millner & McGee for Litigation purposes in an Amount not to Exceed $100,000 for FY 1989-90

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

January 11, 1990

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

January 25, 1990

The agenda for this meeting is missing

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 25, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 25, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:23 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Helen Mason, Commissioner
William A. Witte, Commissioner

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A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Witte moved to approve the agenda of January 25, 1990 and Commissioner Mason seconded the motion.

Commissioner Goode moved to add Item (b) to the agenda UNDER 10. NEW BUSINESS of January 25, 1990 and Commissioner Witte seconded the motion.

The motion to add Item (b) to the agenda under 10. NEW BUSINESS was UNANIMOUSLY APPROVED.

The agenda of January 25, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of January 11, 1990 and Commissioner Witte seconded the motion. The minutes of January 11, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore announced to the Commission and public that Items (k), (l) and (n) under 10. NEW BUSINESS of the agenda of the regular meeting held on January 11, 1990 and considered in Executive Session of that meeting were UNANIMOUSLY ADOPTED.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Alma Lark presented the Tenant Representative Report.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3413

RESOLUTION AUTHORIZING THE AWARD OF A $52,463.00 CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND ECHO WEST, INC. FOR THE FABRICATION AND INSTALLATION OF SECURITY GATES, WINDOW GRILLES, METAL DOORS AND FRAMES INCLUDING OTHER RELATED WORK AT CAL 1-4, VALENCIA GARDENS CONTRACT #050-89-0012

WHEREAS, the Authority has determined that various security improvements are required immediately at Project CAL 1-4, Valencia Gardens; and

WHEREAS, the Authority publicly advertised on December 15, 1989 for bids for these security improvements; and

WHEREAS, on January 9, 1990 the Authority received the following three bids which were publicly opened and read aloud:

	Base Bid	Additive Alternate #1	Total Bid
1. Echo West, Inc.	$48.173.00	$4,290.00	$52,463.00
2. Nueva Castilla Company	$56,405.75	$3,224.00	$59,629.75
3. Crown Iron Works	$64,125.00	$2,600.00	$66,725.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, sufficient funding is available from the Community Development Block Grant fund to accomplish both the Base Bid work and the work detailed in Additive Alternate No. 1, (CDBG 219);

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized and directed to execute a contract with Echo West, Inc. for the base bid including additive Alternate #1 for the total amount of $52,463.00 to provide security improvements at Project CAL 1-4, Valencia Gardens.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Witte moved to adopt Resolution No. 3413 and Commissioner Chuck seconded the motion.

Resolution No. 3413 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3414

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 HOUSING VOUCHERS FOR APPLICANTS DISPLACED ON OCTOBER 17, 1989 BY THE EARTHQUAKE AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT (IF SUCH APPLICATION IS APPROVED)

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on January 22, 1990, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Vouchers to assist victims of the Northern California Earthquake; and

WHEREAS, there are approximately 500 Vouchers available Region-wide and applications will be selected for funding based upon need and past program performance; and

WHEREAS, the application must be received by HUD no later than 4:30 pm on February 5, 1990, this short application period warrants immediate Board action; and

WHEREAS, the authority to submit an application for these funds and the authority to execute the Annual Contributions Contract by the Executive Director of the San Francisco Housing Authority must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of an application for Section 8 Housing Vouchers for applicants displaced by the October 17, 1989 earthquake, and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if such application is approved.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3414 and Commissioner Witte seconded the motion.

Resolution No. 3414 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
J. Benjamin
Jeri Maxwell
Christine Neal, Alice Griffith
R.L. Speer, PADS
Margaret Verges, PAACN
Ace Washington, WAPAC
Linda Williams

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of January 25, 1990 was adjourned at 5:15 p.m. The next regular meeting has been scheduled for February 8, 1990.

_____
LEWIS LILLIAN, President

David Gilmore
DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, FEBRUARY 8, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

David Gilmore/sh

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 8, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   William A. Witte, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

   (a) Section 8 Briefing

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

Note: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - Authorizing the Executive Director to Enter into a Contract Agreement with Tectonics in the Amount of $28,896 for Architectural Consulting Services Associated with the Restoration of Fifty-Six Vacant Units at CAL 1-18(2), Yerba Buena Plaza East

(b) Resolution - For Approval of Change Order No. "S3" in the Amount of $347,088.00 for CAL 1-43, Yerba Buena Plaza West Construction of 203 Apartments and Community Center

(c) Resolution - Authorizing the Executive Director to Execute Blanket Purchase Order Agreements with Allwood Door ($10,000), B.K. Cabinets ($7,500), Beronio Lumber ($20,000), Construction Device ($10,000), Forderer ($20,000), Fox Hardware ($5,500), Hilti, Inc. ($5,500), McCauley Tool ($5,500), Pay 'N Pak ($7,500), San Bruno Lumber ($5,500), San Francisco Sand & Gravel ($20,000), Western Hardware ($10,000), Wilco Supply ($5,500), Heieck Supply ($7,500), P.E. O'Hair ($7,500), J.A. Sexauer ($5,500) and Universal Specialties ($7,500) for Vacant Unit Rehabilitation Work by Force Account during FY 1989-90

10. NEW BUSINESS (cont'd):

(d) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Window Shades ($7,100), Mailbox Locks ($6,200), and Interior and Exterior Doors and Door Jambs ($6,700) during FY 1989-90

(e) Resolution - Authorizing the Executive Director to Renew Authority Boiler Insurance Coverage for FY 1989-90 in an Amount Not to Exceed $12,571.00

11. VISITORS:

12. ADJOURNMENT:

David Gilmore for h.
DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, February 8, 1990

Minutes

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 8, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:13 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Helen Mason, Commissioner

ABSENT: Robert J. Boileau, Commissioner
William A. Witte, Commissioner

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A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Mason moved to approve the agenda of February 8, 1990 and Commissioner Goode seconded the motion.

Commissioner Mason moved to add Item (f) to the agenda UNDER 10. NEW BUSINESS of February 8, 1990 and Commissioner Goode seconded the motion.

The motion to add Item (f) to the agenda under 10. NEW BUSINESS was UNANIMOUSLY APPROVED.

The agenda of February 8, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of January 25, 1990 and Commissioner Chuck seconded the motion. The minutes of January 25, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore updated the Commission on the Force Account, closing of Coordinated Management Review findings by HUD, and the submission of the Authority's legislative package.

Mr. Gilmore then introduced Mr. Larry Andrews, Manager of Leased Housing, who briefed the Commission on the Section 8 program.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: lack of transportation, resident management program at Alemany, and neighborhood organizations taking over jobs from residents (specifically at Alemany).

Ms. Richardson introduced Mr. Travis to the Commission who raised the concern of issues being included in the minutes.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3415

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONTRACT AGREEMENT WITH
TECTONICS IN THE AMOUNT OF $28,896
FOR ARCHITECTURAL CONSULTING SERVICES
ASSOCIATED WITH THE RESTORATION OF FIFTY-SIX
VACANT UNITS AT CAL 1-18(2),
YERBA BUENA PLAZA EAST

WHEREAS, CIAP funds have been allocated and Community Development Block Grant Program funds will shortly be available to provide architectural consulting services at various Authority low-income housing developments; and

WHEREAS, the Authority has advertised and received Letters of Interest from twelve architectural firms; and

WHEREAS, the Authority selection panel has evaluated these submissions and recommend Tectonics as the most qualified competitor and responsible offeror or whose proposal will be most advantageous to the Authority for the performance of necessary architectural services; and

WHEREAS, the Authority has evaluated this proposal and found it to be fair and reasonable for the work involved;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute architectural service contract to Tectonics for the work as follows:

   a. Conduct inspection of fifty-six (56) vacant units to determine the scope of repairs necessary to restore each unit to acceptable occupancy standards.

   b. Provide architectural plans, specifications, cost estimates and necessary documents for public bidding of the required restoration work.

   c. Total cost of this contract is to be $28,896.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3415 and Commissioner Goode seconded the motion.

Resolution No. 3415 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3416

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. S3
IN THE AMOUNT OF $347,088.00 FOR CAL 1-43,
YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders, hereafter called "the Contractor," for the construction of 203 Apartments and Community Center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority is required to fill the site at Block 2 to sidewalk elevations with compacted soil prior to the Contractor's commencement of contract work on Block 2; and

WHEREAS, the Contractor has proposed to prepare the soil at Block 2 for the price given in Change Order S3; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. S3 in the amount of $347,088.00 to Dow Builders is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3416 and Commissioner Mason seconded the motion.

Resolution No. 3416 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3417

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE BLANKET PURCHASE ORDER AGREEMENTS WITH ALLWOOD DOOR ($10,000), B.K. CABINETS ($7,500), BERONIO LUMBER ($20,000), CONSTRUCTION DEVICE ($10,000), FORDERER ($20,000), FOX HARDWARE ($5,500), HILTI, INC. ($5,500), MCCAULEY TOOL ($5,500), PAY 'N PAK ($7,500), SAN BRUNO LUMBER ($5,500), SAN FRANCISCO SAND & GRAVEL ($20,000), WESTERN HARDWARE ($10,000), WILCO SUPPLY ($5,500), HEIECK SUPPLY ($7,500), P.E. O'HAIR ($7,500), J.A. SEXAUER ($5,500), AND UNIVERSAL SPECIALTIES ($7,500) FOR VACANT UNIT REHABILITATION WORK BY FORCE ACCOUNT DURING FISCAL YEAR 1989-90

WHEREAS, the Authority has initiated a program to eliminate the backlog of vacant units at its various developments by the end of the current fiscal year through the use of force account work; and

WHEREAS, the Authority has committed to completing this program in a cost effective and timely manner by utilizing blanket purchase orders for the procurement of needed materials and supplies; and

WHEREAS, the Authority has established competitive pricing based on past price quotes obtained by the Authority's buyers or price surveys performed by the Authority's construction superintendent, and has determined that the following vendors can provide the required materials at a price that is most advantageous to the Authority, cost and other factors considered.

Allwood Door - Interior hollow core wood doors.
B.K. Cabinets - Prefabricated kitchen cabinets.
Beronio Lumber - Plywood, railings and other supplies.
Construction Device - Nails, bolts, screws and tools.
Forderer - Metal exterior doors.

Fox Hardware - Hinges, locks, latches, other supplies.
Hilti, Inc. - Power tools, bits, sheet rock.
McCauley Tool & Supply - Small hand tools.
Pay 'N Pak - Prefabricated kitchen cabinets.
San Bruno Lumber - Studs, miscellaneous hardware.
San Francisco Sand & Gravel - Taping mud, roof patch, sheet rock, studs, concrete.
Western Hardware - Tools, miscellaneous hardware supplies.
Wilco Supply - Keys, locks, hinges.
Heieck Supply - Plumbing parts.
P.E. O'Hair - Plumbing supplies.
J.A. Sexauer - Faucet handles, plumbing tools and parts.
Universal Specialties - Waste tees, flex lines, other miscellaneous plumbing parts.

WHEREAS, funding for the materials detailed above is available as part of the Comprehensive Improvement Assistance Program for Fiscal Year 1988-89 and the Community Development Block Grant program for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute blanket purchase orders to supply the force account vacant unit rehabilitation program with needed materials and supplies during the current fiscal year with the following vendors in not to exceed amounts as stated herein.

   Allwood Door - $10,000
   B.K. Cabinets - $7,500
   Beronio Lumber - $20,000
   Construction Device - $10,000
   Forderer - $20,000
   Fox Hardware - $5,500
   Hilti, Inc. - $5,500
   McCauley Tool & Supply - $5,500
   Pay 'N Pak - $7,500
   San Bruno Lumber - $5,500
   San Francisco Sand & Gravel - $20,000
   Western Hardware - $10,000
   Wilco Supply - $5,500
   Heieck Supply - $7,500
   P.E. O'Hair - $7,500
   J.A. Sexauer - $5,500
   Universal Specialties - $7,500

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3417 and Commissioner Goode seconded the motion.

Resolution No. 3417 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3418

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF WINDOW SHADES ($7,100), MAILBOX LOCKS ($6,200), AND INTERIOR AND EXTERIOR DOORS AND DOOR JAMBS ($6,700) DURING FISCAL YEAR 1989-90

WHEREAS, the Authority wishes to provide adequate materials and supplies to maintain its facilities in a manner that promotes a clean and safe environment for its residents and their possessions; and

WHEREAS, the Authority has obtained price quotes from and adequate number of qualified vendors for window shades, mailbox locks, and interior and exterior doors and door jambs; and

WHEREAS, the Authority has determined that, based on the Consolidate Supply Program available through the Department of Housing and Urban Development, Clopay Corporation is the qualified vendor that can provide window shades at a price that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the Authority has determined that, based on competitive pricing, Portola Hardware is the qualified vendor that can provide 59X and PT 12-24 mailbox locks at a price that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the Authority has determined that, based on competitive pricing, Allwood Door is the qualified vendor that can provide hollow core interior doors, solid core exterior doors and interior and exterior door jambs at a price that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, funding for these materials was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Clopay Corporation to provide the Authority with window shades in an amount not to exceed $7,100.00.

2. The Executive Director is authorized to execute a purchase order for Portola Hardware to provide the Authority with 59X and PT 12-24 mailbox locks in an amount not to exceed $6,200.00.

3. The Executive Director is authorized to execute a purchase order for Allwood Door to provide the Authority with wood interior and exterior doors and door jambs in an amount not to exceed $6,700.00.

4. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3418 and Commissioner Goode seconded the motion.

Resolution No. 3418 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3419

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO RENEW AUTHORITY BOILER INSURANCE COVERAGE
FOR FISCAL YEAR 1989-90 IN AN AMOUNT
NOT TO EXCEED $12,571.00

WHEREAS, Section 305, Part Two of the Annual Contributions Contract, dated August 27, 1964, as amended, between the Housing Authority of the City and County of San Francisco ("the Authority") and the U.S. Department of Housing and Urban Development requires the Authority to insure all of its insurable property; and

WHEREAS, the Authority procured boiler insurance with the American Motors Insurance Company in 1988 for a three-year period through January 17, 1991 for explosion, physical damage and loss of use coverage for boilers on all its properties; and

WHEREAS, the annual premium for said coverage is now due and payable in the amount of $12,571.00;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to renew boiler insurance coverage for all the Authority's properties for a premium not to exceed $12,571.00 with American Motors Insurance Company.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3419 and Commissioner Goode seconded the motion.

Resolution No. 3419 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3420

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HOGG & MYTHEN ARCHITECTURE IN THE AMOUNT OF $28,627 FOR RESTORATION OF SEVENTY-FIVE UNITS BY IN-HOUSE CONSTRUCTION BRANCH

WHEREAS, CIAP funds have been allocated and funds will shortly be available to provide architectural services at various Authority low income housing developments; and

WHEREAS, the Authority has advertised and received Letters of Interest; and

WHEREAS, the Authority selection panel has evaluated these submissions and recommend Hogg & Mythen Architecture as the most qualified competitor and responsible offeror or whose proposal will be most advantageous to the Authority for the performance of necessary architectural services; and

WHEREAS, the Authority has evaluated this proposal and found it to be fair and reasonable for the work involved;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute architectural service contract to Hogg & Mythen for the work as follows.

   a. Conduct inspection of seventy-five (75) vacant units to determine the scope of repairs necessary to restore each unit to acceptable occupancy standards.

   b. Provide architectural plans, specifications, manpower and material estimates necessary for restoration of seventy-five units performed by the In-house Construction Branch.

   c. Total cost of this contract is to be $28,627.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3420 and Commissioner Goode seconded the motion.

Resolution No. 3420 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Linda Williams
Eva Mae Williams
Ace Washington
Natalie Dow
Brenda Stringer

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of February 8, 1990 was adjourned at 5:51 p.m. The next regular meeting has been scheduled for February 22, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, FEBRUARY 22, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 22, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   William A. Witte, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

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4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

Note: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Faucets, Handles, Stem Replacement Parts and Cartridges ($14,300) from Wolverine Brass during FY 1989-90.

(b) Resolution - Authorizing Payment to Western Security Services in the Amount of $22,260.00 for the Period from December 15, 1989 to March 31, 1990 for Security Services at CAL 1-18(5), Rosa Parks.

(c) Resolution - For Approval of Change Order G-1 in the Amount of $17,523.84 to Modify the Proposed Apartment Plumbing System as Part of the Comprehensive Rehabilitation of the Alemany Development.

(d) Resolution - For Approval of Change Order G-2 in the Amount of $5,431.76 to Modify Four Garbage Can Enclosures as Part of the Comprehensive Rehabilitation of the Alemany Development.

(e) Resolution - For Approval of Change Order G-3 in the Amount of $9,822.88 to Modify the Proposed Range Hood Venting System as Part of the Comprehensive Rehabilitation of the Alemany Development.

(f) Resolution - For Approval of Change Order G-4 in the Amount of $25,524.60 to Provide Additional Sewer Pipe Replacement as Part of the Comprehensive Rehabilitation of the Alemany Development.

(g) Resolution - For Approval of Change Order G-5 in the Amount of $10,429.86 to Provide New Living Room Floor Underlayment as Part of the Comprehensive Rehabilitation of the Alemany Development.

(h) Resolution - For Approval of Change Order G-6 in the Amount of $11,501.25 to Provide Additional Metal Protection for Exterior Door and Window Trim as Part of the Comprehensive Rehabilitation of the Alemany Development.

(i) Resolution - Authorizing the Executive Director to enter a service contract with Synergy Environmental, Inc. for Asbestos Removal at various public housing developments in San Francisco, California not to exceed $10,000.

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, February 22, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 22, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:16 p.m.

Commissioner Goode made a motion to designate Michael Kelly Acting Secretary for the purposes of this meeting until the arrival of Mr. David Gilmore who was detained at a hearing of the Board of Supervisors and Commissioner Mason seconded the motion.

The motion was UNANIMOUSLY CARRIED.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Helen Mason, Commissioner

ABSENT: Robert J. Boileau, Commissioner
William A. Witte, Commissioner

A quorum was present.

ALSO PRESENT: Michael Kelly, Acting Secretary
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Mason moved to approve the agenda of February 22, 1990 and Commissioner Goode seconded the motion.

Commissioner Goode moved to replace Item (b) to the agenda UNDER 10. NEW BUSINESS of February 22, 1990 and Commissioner Mason seconded the motion.

The motion to replace Item (b) to the agenda under 10. NEW BUSINESS was UNANIMOUSLY APPROVED.

The agenda of February 22, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of February 8, 1990 and Commissioner Mason seconded the motion. The minutes of February 8, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3421

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF FAUCETS, HANDLES, STEM REPLACEMENT PARTS AND CARTRIDGES ($14,300) FROM WOLVERINE BRASS DURING FISCAL YEAR 1989-90

WHEREAS, the Authority wishes to provide adequate materials and supplies to maintain its properties in a manner that promotes a clean and sanitary environment for its residents; and

WHEREAS, the Authority has accelerated its rehabilitation of vacant units and must restock needed faucets, handles, stem cartridges and stem replacement parts to maintain the flow of work in these units; and

WHEREAS, Wolverine parts are presently used in the units identified for rehabilitation work, and the Authority must procure these parts from Wolverine Brass to maintain the compatibility and interchangeability with the existing equipment at a cost that is most advantageous to the Authority, price and other factors considered; and

WHEREAS, funding for these materials was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Wolverine Brass to provide the Authority with faucets, stem cartridges, stem replacement parts and handles in an amount not to exceed $14,300.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3421 and Commissioner Chuck seconded the motion.

Resolution No. 3421 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3422

RESOLUTION AUTHORIZING PAYMENT TO WESTERN SECURITY SERVICES AND EXTENDING THE CONTRACT PERIOD FROM NOVEMBER 1, 1989 THROUGH MARCH 31, 1990 FOR SECURITY SERVICES AT THE ROSA PARKS COMMUNITY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $36,500

WHEREAS, the Authority wants to maintain the security of Rosa Parks Community Development for the benefit of its residents and visitors; and

WHEREAS, the security services have been performed by Western Security Services on a continuous basis since October 1984; and

WHEREAS, in order to maintain the security and safety of the Rosa Parks Community Development, the Executive Director should be given the authority to extend the services of Western Security Services through March 31, 1990 and compensate them for services rendered from November 1, 1989 until such extension expires; and

WHEREAS, the extension of the contract with Western Security Services will allow the authority to solicit proposals from qualified contractors to provide security services at Rosa Parks Community Development after March 31, 1990; and

WHEREAS, funding for the above services is provided by the Mayor's Criminal Justice Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to extend the contract with Western Security Services through March 31, 1990 and compensate them for security services rendered from November 1, 1989 through the expiration date of the extended contract in an amount not to exceed $36,500.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3422 and Commissioner Mason seconded the motion.

Resolution No. 3422 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3423

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-1
IN THE AMOUNT OF $17,523.84 TO MODIFY THE
PROPOSED APARTMENT PLUMBING SYSTEM AS PART OF
THE COMPREHENSIVE REHABILITATION OF
THE ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, during the progress of this work it was determined that the proposed new water, gas and waste piping could not be installed as designed in apartment kitchens because of a lock of space; and

WHEREAS, by relocating some of these pipes all of these systems could be installed within the space available; and

WHEREAS, the contractor has proposed to modify and relocate the piping as required for a total price of $17,523.84; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917 Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-1 in the amount of $17,523.84 to Ultrex Corporation is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3423 and Commissioner Chuck seconded the motion.

Resolution No. 3423 was UNANIMOUSLY ADOPTED.

Mr. Gilmore arrived and assumed his position as Secretary of the Commission at 4:21 pm.

(d) RESOLUTION NO. 3424

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-2
IN THE AMOUNT OF $5,431.76 TO MODIFY
FOUR GARBAGE CAN ENCLOSURES AS PART OF THE
COMPREHENSIVE REHABILITATION OF THE
ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, during the progress of this work it was determined that four of the new garbage can enclosures will require additional concrete work because of the steepness of their location; and

WHEREAS, the contractor has proposed to provide this additional work for the total price of $5,431.76; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-915 Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-2 in the amount of $5,431.76 to Ultrex Corporation is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3424 and Commissioner Mason seconded the motion.

Resolution No. 3424 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3425

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-3
IN THE AMOUNT OF $9,822.88 TO MODIFY THE
PROPOSED RANGE HOOD VENTING SYSTEM
AS PART OF THE COMPREHENSIVE REHABILITATION
OF THE ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, during the progress of this work it became clear that new apartment range hood vents could not be connected to existing exhaust vents as originally anticipated; and

WHEREAS, the existing exhaust vents must therefore be replaced; and

WHEREAS, the contractor has proposed to replace these range hood vents for a total price of $9,822.88; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917, Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-3 in the amount of $9,822.88 to Ultrex Corporation is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3425 and Commissioner Chuck seconded the motion.

Resolution No. 3425 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3426

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-4
IN THE AMOUNT OF $25,524.60 TO
PROVIDE ADDITIONAL SEWER PIPE REPLACEMENT
AS PART OF THE COMPREHENSIVE REHABILITATION
OF THE ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, during the progress of this work it was discovered that the underground sewer piping system at three (3) buildings was not as anticipated, and that 380 additional feet of sewer pipe must be replaced at the site; and

WHEREAS, the contractor has proposed to replace this pipe for a total price of $25,524.60; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-915, Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-4 in the amount of $25,524.60 to Ultrex Corporation is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3426 and Commissioner Mason seconded the motion.

Resolution No. 3426 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3427

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-5
IN THE AMOUNT OF $10,429.86 TO PROVIDE
NEW LIVING ROOM FLOOR UNDERLAYMENT
AS PART OF THE COMPREHENSIVE REHABILITATION
OF THE ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, during the progress of this work it was determined that the planned replacement of living room floors in 42 apartments would be improved if a layer of new 1/4" plywood underlayment was installed under the new flooring material; and

WHEREAS, the contractor has proposed to install this underlayment for a total price of $10,429.86; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917, Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-5 in the amount of $10,429.86 to Ultrex Corporation is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3427 and Commissioner Chuck seconded the motion.

Resolution No. 3427 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3428

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-6 IN THE AMOUNT OF $11,501.25 TO PROVIDE ADDITIONAL METAL PROTECTION FOR EXTERIOR DOOR AND WINDOW TRIM AS PART OF THIS COMPREHENSIVE REHABILITATION OF THE ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, during the progress of this work an improved system of covering damaged wooden window and door trim with sheet metal has been identified; and

WHEREAS, the contractor has proposed to make the required modifications to the installation of this material for a total price of $11,501.25; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917 Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-6 in the amount of $11,501.25 to Ultrex Corporation is hereby approved.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3428 and Commissioner Mason seconded the motion.

Resolution No. 3428 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3429

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SERVICE CONTRACT WITH SYNERGY ENVIRONMENTAL, INC. FOR ASBESTOS REMOVAL AT VARIOUS PUBLIC HOUSING DEVELOPMENTS IN SAN FRANCISCO, CA NOT TO EXCEED $10,000.00 CONTRACT #05090001

WHEREAS, the Authority has determined that asbestos abatement is immediately required when properly identified at various public housing developments in order to avoid health hazard to tenants; and

WHEREAS, the Authority publicly advertised for a service contract on January 8, 1990 for proposals for the asbestos abatement work; and

WHEREAS, on January 29, 1990 the Authority received the following nine proposals outlining unit cost for various asbestos abatement items as called for in the request for proposals:

1. Synergy Environmental, Inc.
2. AECS Corporation
3. P.W. Stephens Contractors, Inc.
4. CST Environmental, Inc.
5. Janns, Inc.
6. Environmental Control Industries
7. Pencon
8. Precision Works, Inc.
9. Ale Waste; and

WHEREAS, the Authority has evaluated the proposals and determined Synergy Environmental, Inc. to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by Synergy Environmental, Inc. have been reviewed and found to be in order; and

WHEREAS, funding is allocated for this work from Operating Fund 100;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute a service contract with Synergy Environmental, Inc. to abate asbestos containing materials at various public housing developments.

2. The total value of this contract with Synergy Environmental, Inc. to identify problems and provide cost estimates to abate such work, not to exceed $10,000.00.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3429 and Commissioner Chuck seconded the motion.

Resolution No. 3429 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Carlene Williams

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of February 22, 1990 was adjourned at 5:30 p.m. The next regular meeting has been scheduled for February 22, 1990.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

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MARCH 5, 1990

PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, MARCH 8, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 8, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

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1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   William A. Witte, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

   (a) Seating of Commissioner Albert Reen

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    Note: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

    (a) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Locks and Latches ($49,600) and Tub and Shower Valves ($5,500) during FY 1989-90.

    (b) Resolution - For Authority to Execute an Amendment to Contract No. HAP-023, HAP-623-A2-1 with the California State Department of Housing and Community Development for Increased Funding for the Section 8 Aftercare Program.

    (c) Resolution - Ratifying the Execution of a Contract by the Executive Director for the Emergency Repairs of Roofs at Various Developments by E. Castanegnetto Roofing Corporation in an Amount not to Exceed $36,540.00.

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 8, 1990

Minutes

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 8, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:13 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
William A. Witte, Commissioner
Helen Mason, Commissioner
Albert J. Reen, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

Commissioner Goode moved to take Item 5. REPORT OF SECRETARY at the top of the agenda and Commissioner Mason seconded the motion. The motion was UNANIMOUSLY CARRIED.

2. APPROVAL OF AGENDA:

Commissioner Goode moved to approve the agenda of March 8, 1990 and Commissioner Mason seconded the motion.

The agenda of March 8, 1990 was UNANIMOUSLY APPROVED.

5. REPORT OF SECRETARY:

Mr. Gilmore reported to the Commission that he has received notice from the Mayor's Office that Albert J. Reen has been appointed to the San Francisco Housing Authority Commission. Mr. Gilmore asked that the papers be accepted by the Commission. President Lillian accepted the papers and Commissioner Albert J. Reen was seated as a member of the San Francisco Housing Authority Commission.

3. APPROVAL OF MINUTES:

Commissioner Mason moved to approve the minutes of February 22, 1990 and Commissioner Goode seconded the motion. The minutes of February 22, 1990 were UNANIMOUSLY APPROVED.

Reverend Harry Chuck, Commissioner, entered the meeting at 4:17 pm.

4. GENERAL COMMUNICATIONS:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

Commissioner Robert J. Boileau entered the meeting at 4:23 pm.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: update on the Rosa Parks meeting between PHTA and Ms. Karen Moon, HUD Resident Management Workshop on March 27-28, 1990, and support needed from the Police and the Housing Authority to prevent deterioration of the developments.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3430

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF LOCKS AND LATCHES ($49,600) AND TUB AND SHOWER VALVES ($5,500) DURING FISCAL YEAR 1989-90

WHEREAS, the Authority wishes to provide adequate materials and supplies to maintain its facilities in a manner that promotes a clean, healthy and safe environment for its residents; and

WHEREAS, the Authority has solicited quotes from an adequate number of responsible bidders in order to provide locks and tub and shower valves at a price that is most advantageous to the Authority; and

WHEREAS, there is a four to six month lead time for the procurement of Schlage B560 deadbolt locks and Schlage A53PD entrance locks, and the Authority solicited price quotes at this time in order to accommodate the long lead time for these replacement locks; and

WHEREAS, the Authority reviewed and evaluated the quotes received for Schlage B560 and A53PD locks and has selected Wilco Supply as the lowest, responsive, responsible bidder for these locks in accordance with procurement regulations; and

WHEREAS, the Authority uses Schlage A40S privacy locks, Schlage A10S passage latches and Schlage 12-706 B deadbolt locks in its developments and solicited price quotes to avail the agency of these latches and locks; and

WHEREAS, Portola Hardware was selected as the lowest, responsive, responsible bidder for the Schlage A40S and 12-706 B deadbolt locks, and the Schlage A10S passage latches, based on price and availability in accordance with procurement regulations; and

WHEREAS, the Authority determined that a problem existed in the mixing of hot and cold water in the development located at 25 Sanchez, and found that inadequate bathtub valves greatly contributed to this problem; and

WHEREAS, the Planning and Construction Division of the Authority recommended the use of Moen #2370 tub and shower valves to correct the mixing problem at 25 Sanchez, and the Authority solicited price quotes for the procurement of the recommended valves; and

WHEREAS, P.E. O'Hair was selected as the lowest, responsive, responsible bidder for the Moen #2370 tub and shower valves in accordance with procurement regulations; and

WHEREAS, funding for the procurement of the locks and latches described above was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1989-90; and

WHEREAS, funding for the procurement of the Moen #2370 tub and shower valves is available from the Community Development Block Grand (CDBG) program for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Wilco Supply to provide the Authority with Schlage B560 deadbolt locks and Schlage A53PD entrance locks in an amount not to exceed $36,400.00.

2. The Executive Director is authorized to execute a purchase order for Portola Hardware to provide the Authority with Schlage A40S privacy locks, Schlage A10S passage latches and Schlage 12-706 B deadbolt locks in an amount not to exceed $13,200.00.

3. The Executive Director is authorized to execute a purchase order for P.E. O'Hair to provide the Authority with Moen #2370 tub and shower valves in an amount not to exceed $5,500.00.

4. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3430 and Commissioner Witte seconded the motion.

Resolution No. 3430 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3431

RESOLUTION FOR AUTHORITY TO EXECUTE AN AMENDMENT TO CONTRACT NO. HAP-023, HAP-623-A2-1 WITH THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR INCREASED FUNDING FOR THE SECTION 8 AFTERCARE PROGRAM

WHEREAS, the Housing Authority of the City and County of San Francisco has contractual responsibility to administer 145 Section 8 certificates allocated by HUD to the California State Department of Housing and Community Development for the State Aftercare Program; and

WHEREAS, on January 26, 1990 the Department of Housing and Community Development of the State of California forwarded a contract to the San Francisco Housing Authority for execution to amend the Contract allocation for the Section 8 Aftercare Program increasing the contract allocation from $367,164 to $1,167,164; and

WHEREAS, the authority to execute said Contract No. HAP-023, HAP-623-A2-1, Amendment 7, by the Executive Director of the San Francisco Housing Authority must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority accepts and approves the execution of the Section 8 Aftercare Program's Increased Contract Allocation, Contract No. HAP-023, HAP-623-A2-1, Amendment No. 7, dated December 14, 1989.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Witte moved to adopt Resolution No. 3431 and Commissioner Boileau seconded the motion.

Resolution No. 3431 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3432

RESOLUTION RATIFYING THE EXECUTION OF A CONTRACT BY THE EXECUTIVE DIRECTOR FOR THE EMERGENCY REPAIRS OF ROOFS AT VARIOUS DEVELOPMENTS BY E. CASTAGNETTO ROOFING CORP. IN AN AMOUNT NOT TO EXCEED $36,540.00

WHEREAS, the Authority is dedicated to maintaining its developments in a safe and habitable manner; and

WHEREAS, the Authority has determined that in some developments there has occurred roof leaks and the Authority has committed to repairing these leaks by April 30, 1990; and

WHEREAS, the Authority has identified the roof leaks in these developments that are the most severe, and must repair such leaks on an emergency basis due to the uninhabitable condition of those units affected by the leaks and the potential for further extensive damage to the properties involved; that such damage may include destruction of resident personal belongings and furniture, destruction of flooring and electrical wiring, and extensive damage to cabinets and walls caused by rain water leakage; and

WHEREAS, because of the emergency nature of these repairs, and in accordance with procurement regulations, the Authority has contracted with E. Castagnetto Roofing Corp. to perform the emergency repairs on the following units:

Address	Repair Cost
990 Pacific Avenue	$6,500.00
1750 McAllister Street	2,750.00
320 Clementina	2,000.00
330 Clementina	750.00
1880 Pine Street	2,700.00
255 Woodside	3,500.00
1025 Wisconsin Street	580.00
251 Blythdale Avenue	490.00
1868-25th Street	510.00
1622 Sunnydale Avenue	480.00
252 Blythdale Avenue	520.00
202 Blythdale Avenue	520.00
109 Santos	460.00
164 Brookdale Avenue	640.00
1867 Sunnydale Avenue	540.00
178 Brookdale Avenue	490.00
1871 Sunnydale Avenue	560.00
30 Dakota Street	560.00
1259 Wisconsin Street	380.00
1007 Connecticut Street	560.00
108 Brookdale Avenue	440.00
1963 Sunnydale Avenue	510.00
33 Santos	480.00
1927 Sunnydale Avenue	530.00
1852-25th Street	390.00
133 Blythdale Avenue	610.00
1019 Connecticut Street	450.00
1001 Wisconsin Street	450.00
41 Turner Terrace	490.00
714 Missouri Street	460.00
705 Missouri Street	460.00
1040 Griffith	640.00
106 Cameron Way	580.00
2 Nichols	620.00
209 Cameron Way	640.00

1015 Oakdale	580.00
1754-15th Street	690.00
590 Francisco	650.00
1738-15th Street	680.00
725 Jerrold	700.00
Total Cost	$36,540.00

WHEREAS, the Authority surveyed the locations listed for emergency roof repairs and found the prices stated above to be competitive and reasonable for the services required; and

WHEREAS, E. Castagnetto Roofing Corp. has performed roof repairs for the Authority in the past in a competent and cost effective manner, and as such, the Authority finds that E. Castagnetto Roofing Corp. is a responsible and qualified contractor capable of performing the services required; and

WHEREAS, funding for the emergency repairs listed herein has been made available from the Authority's operating budget approved by the Commission for Fiscal Year 1989-90; and

WHEREAS, the Executive Director has authorized E. Castagnetto Roofing Corp. to proceed with this work on an emergency basis to ensure that the developments identified herein will not continue to be adversely affected;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby confirms the execution of a contract by the Executive Director for the emergency roof repairs at the addresses listed herein by E. Castagnetto Roofing Corp. in an amount not to exceed $36,540.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3432 and Commissioner Witte seconded the motion.

Resolution No. 3432 was ADOPTED with ONE ABSTENTION from Commissioner Boileau.

11. VISITORS:

Jan Allen
Ricky Graham, WAPAC
Jewel Green, Hunters View
Mary McAlister, CWC
Dorice Murphy, Coalition for SF Neighborhoods
Christine Neal

Dehnert Queen, Small Business Dev. Corp.
Brinda Stringer, Sunnydale Tenants Association
Margaret Verges, PAACN
Ace Washington, WAPAC
Carlene Williams, Valencia Gardens

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of March 8, 1990 was adjourned at 5:43 p.m. The next regular meeting has been scheduled for March 22, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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MARCH 19, 1990

PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, MARCH 22, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 22, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

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1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Helen Mason, Commissioner
William A. Witte, Commissioner
Albert J. Reen, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

Note: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Fluorescent Ballasts ($5,200.00) and Tenant Statement Mailers ($5,400.00) during FY 1989-90.

(b) Resolution - Authorizing the Executive Director to Enter into a Contract for Architectural Services with Tectonics for Consultant Services required to Restore 208 Vacant Units at a Cost of $124,237 at the following Developments: CAL 1-9, Westbrook; CAL 1-18(3), Hunters View; CAL 1-3, Sunnydale; CAL 1-10, Potrero Annex; CAL 1-2, Potrero Terrace; CAL 1-5, Bernal; and CAL 1-11, North Beach.

(c) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $187,021.11.

(d) Resolution - Amending Resolution 3417, Adopted February 8, 1990 to Authorize the Executive Director to Execute Blanket Purchase Order Agreements with Allwood Door Company, Beronia Lumber Company, Cal Steam Plumbing Construction Device Company, Forderer Cornice Works, Fox Hardware, Heiech Supply, Hiliti Inc., J.A. Sexauer Manufacturing, McCauley Tool & Supply, P.E. O'Hair & Company, Pay N' Pak, San Bruno Lumber, San Francisco Gravel Company, Western Hardware & Tool Company, Western Plywood & Cooperage, Wilco Supply Company, Universal Specialties Inc., and City Electric Supply Company not to Exceed $260,500.00 for Vacant Unit Rehabilitation Work Force Account during FY 1989-90.

10. NEW BUSINESS (cont'd):

(e) Resolution - Approving Amendment No. 1 to Contract for Consulting Services for Soil Preparation Monitoring and Testing at CAL 1-43, Yerba Buena Plaza West, to Geo/Resources, Inc. in the Amount of $30,000.

(f) Resolution - Authorizing Testing and Inspection Services Contract to Smith-Emery Company in the Amount of $36,565.00 for Services during the Construction of 203 Apartments and Community Center at CAL 1-43, Yerba Buena Plaza West (Robert Pitts Plaza).

(g) Resolution - Recognizing April 7-14, 1990 as National Community Development Week.

(h) Resolution - To Amend the Admission and Continued Occupancy Policy and the Dwelling Lease to Further Prohibit Illegal Activity and to Exempt Evictions for Illegal Activity from the Grievance Procedure.

(i) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contract with Western Security Bureau, Inc. for the Provision of Security Services at Rosa Parks Housing Development in an Amount not to Exceed $47,000 for the Period April 1, 1990 through October 31, 1990.

(j) Resolution - Authorizing the Executive Director to Execute a Contract with First Down Promotions for the Purpose of Hosting a 1990 Forty-Niner Benefit Basketball Game.

(k) Resolution - Authorizing the Executive Director to Deposit $22,850.00 and Pay a Fee of $20,776.00 to the Department of Public Works of the City and County of San Francisco for Street Use Permit for the New Construction Project, CAL 1-43, Yerba Buena Plaza West (Pitts Plaza).

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 22, 1990

Minutes

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 22, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:11 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Helen Mason, Commissioner
Albert J. Reen, Commissioner

ABSENT: Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
William A. Witte, Commissioner

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A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Gary Laffayette, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Mason moved to approve the agenda of March 22, 1990 and Commissioner Reen seconded the motion.

The agenda of March 22, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of March 8, 1990 and Commissioner Mason seconded the motion.

The minutes of February 22, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: maintenance complaints, receiving job announcements and the HUD Seminar in Walnut Creek on March 27-28, 1990.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3433

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT
OF FLUORESCENT BALLASTS ($5,200.00) AND
TENANT STATEMENT MAILERS ($5,400.00)
DURING FISCAL YEAR 1989-90

WHEREAS, the Authority wishes to provide adequate materials and supplies to execute its administrative duties and maintain its facilities in a manner that promotes a clean, healthy and safe environment for its residents; and

WHEREAS, the Authority received price quotes for fluorescent ballasts from City Electric Supply, Centennial Electrical Supply and Appliance Parts House in full compliance with the applicable procurement regulations as provided for in the code of Federal Regulations, Title 24, Part 85.36; and

WHEREAS, the Authority reviewed and evaluated the quotes received for fluorescent ballasts and has selected City Electric Supply as the lowest, responsive, responsible bidder in accordance with the applicable procurement regulations as stated above; and

WHEREAS, the Authority received price quotes from Vanier Graphics, Argonaut Business Forms and Moore Business Forms in full compliance with the applicable procurement regulations as provided for in the code of Federal Regulations, Title 24, Part 85.36; and

WHEREAS, the Authority reviewed and evaluated the quotes received for tenant statement mailers and has selected Vanier Graphics as the lowest, responsive, responsible bidder in accordance with the applicable procurement regulations as stated above; and

WHEREAS, funding for the procurement of the fluorescent ballasts and tenant statement mailers was approved as part of the Authority's operating budget for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order to City Electric Supply to provide the Authority with fluorescent ballasts in an amount not to exceed $5,200.00.

2. The Executive Director is authorized to execute a purchase order to Vanier Graphics to provide the Authority with tenant statement mailers in an amount not to exceed $5,400.00.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3433 and Commissioner Reen seconded the motion.

Resolution No. 3433 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3434

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONTRACT FOR ARCHITECTURAL
SERVICES WITH TECTONICS FOR
CONSULTANT SERVICES REQUIRED TO RESTORE
208 VACANT UNITS AT A COST OF $124,237
AT THE FOLLOWING DEVELOPMENTS:
CAL 1-9, WESTBROOK; CAL 1-18(3), HUNTERS VIEW;
CAL 1-3, SUNNYDALE; CAL 1-10, POTRERO ANNEX;
CAL 1-2, POTRERO TERRACE; CAL 1-5, BERNAL;
AND CAL 1-11, NORTH BEACH

WHEREAS, the Planning and Construction Division has been tasked with the responsibility of restoring all units currently on backlog vacant unit list by the end of this fiscal year; and

WHEREAS, the Planning and Construction Division has solicited proposals from qualified architectural firms and has determined Tectonics to be the best qualified form to perform this service; and

WHEREAS, HUD has allocated funds through its CIAP and CDBG program for the restoration of the backlog vacant units; and

WHEREAS, Tectonics has submitted a fee proposal to perform this consulting service for $124,237; and

WHEREAS, the staff has evaluated the fee proposal and find it reasonable for the performance of this work and that the estimated consulting services on a unit-by-unit basis of $2,000.00 for heavily vandalized units and average cost

$431.00 for moderately damaged units has been determined to be fair and reasonable;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to execute a contract with Tectonics in an amount not to exceed fee of $124,237.

2. The break down of consulting fees are as follows:

Westbrook, CAL 1-9	$39,420
Hunters View, CAL 1-18(3)	41,640
Sunnydale, CAL 1-3	29,690
Potrero Annex, CAL 1-10	16,680
Potrero Terrace, CAL 1-2	20,945
Bernal, CAL 1-5	8,352
North Beach, CAL 1-11	11,450
TOTAL:	$124,237

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3434 and Commissioner Mason seconded the motion.

Resolution No. 3434 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3435

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $187,021.11

WHEREAS, HUD Handbook 7511.1, Chapter 11, Section 1, details procedures relative to the write-offs of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the second quarter of Fiscal Year 1989-90 1990 Debit Balances $187,021.11.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3435 and Commissioner Reen seconded the motion.

Resolution No. 3435 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3436

RESOLUTION AMENDING RESOLUTION 3417, ADOPTED FEBRUARY 8, 1990 TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE BLANKET PURCHASE ORDER AGREEMENTS WITH ALLWOOD DOOR COMPANY, BERONIA LUMBER COMPANY, CAL STEAM PLUMBING CONSTRUCTION DEVICE COMPANY, FORDERER CORNICE WORKS, FOX HARDWARE, HEIECH SUPPLY, HILITI INC., J.A. SEXAUR MANUFACTURING, MCCAULEY TOOL & SUPPLY, P.E. O'HAIR & COMPANY, PAY N' PAK, SAN BRUNO LUMBER, SAN FRANCISCO GRAVEL COMPANY, WESTERN HARDWARE & TOOL COMPANY, WESTERN PLYWOOD & COOPERAGE, WILCO SUPPLY COMPANY, UNIVERSAL SPECIALTIES INC. AND CITY ELECTRIC SUPPLY COMPANY NOT TO EXCEED $260,000.00 FOR VACANT UNIT REHABILITATION WORK FORCE ACCOUNT DURING FISCAL YEAR 1989-90

WHEREAS, the Authority adopted Resolution No. 3417 authorizing the utilization of blanket purchase orders for the procurement of needed materials and supplies not to exceed $160,500; and

WHEREAS, the Authority wishes to amend Resolution No. 3417 to authorized the utilization of blanket purchase orders for the procurement of needed materials and supplies not to exceed $260,500;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute blanket purchase orders to supply the force account vacant unit rehabilitation program with needed materials and supplies during the current fiscal year with the following vendors not to exceed $260,500:

   Allwood Door Company
   Beronio Lumber Company

Cal Steam Plumbing
Construction Device Company
Forderer Cornice Works
Fox Hardware
Heieck Supply
Hiliti, Incorporated
J.A. Sexauer Manufacturing
McCaulery Tool and Supply
P.E. O'Hair & Company
Pay N' Pak
San Bruno Lumber
San Francisco Gravel Company
Western Hardware & Tool Company
Western Plywood & Cooperage
Wilco Supply Company
Universal Specialties, Inc.
City Electric Supply Company

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3436 and Commissioner Reen seconded the motion.

Resolution No. 3436 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3437

RESOLUTION APPROVING AMENDMENT NO. 1
TO CONTRACT FOR CONSULTING SERVICES FOR
SOIL PREPARATION MONITORING AND TESTING
AT CAL 1-43, YERBA BUENA PLAZA WEST,
TO GEO/RESOURCES, INC.
IN THE AMOUNT OF $30,000

WHEREAS, the Authority and Geo/Resources, Inc. entered into an agreement under the date of November 9, 1989 for the provision of soil preparation monitoring and testing at CAL 1-43; and

WHEREAS, the soils condition encountered on the site required more extensive consumption of time than was originally anticipated; and

WHEREAS, the funds appropriated for the initial contract with Geo/Resource, Inc. will not be adequate to provide all required soils consulting services; and

WHEREAS, Geo/Resources, Inc. has had direct experience with problems encountered on the Authority site and can best anticipate problems likely to be encountered in the remaining areas of soils work; and

WHEREAS, staff has estimated the soils work to be approximately one-half completed and anticipates approximately

$30,000.00 may be required to complete the soils consultancy; and

WHEREAS, funds in the amount of the proposed Amendment are available in the Yerba Buena Plaza West Development Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to amend the said contract with Geo/Resources, Inc. for the not to exceed by the amount of $30,000.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3437 and Commissioner Reen seconded the motion.

Resolution No. 3437 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3438

RESOLUTION AUTHORIZING TESTING AND INSPECTION SERVICES CONTRACT TO SMITH-EMERY COMPANY IN THE AMOUNT OF $36,565.00 FOR SERVICES DURING THE CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER AT CAL 1-43, YERBA BUENA PLAZA WEST (ROBERT PITTS PLAZA)

WHEREAS, the Authority has contracted with Dow Builders, Inc. for the construction of 203 apartment units and a community center at CAL 1-43; and

WHEREAS, special inspection services are required during portions of some of the erection process and testing of materials is required for identified structural materials, as part of the permit approval process; and

WHEREAS, competitive proposals based on a given set of estimated services were requested and received from three firms which regularly offer inspection and testing services with the following results:

Smith-Emery Company	$36,565.00
Consolidated Engineering Lab	$38,408.00
Testing Engineers, Inc.	$42,876.00

WHEREAS, funds are available in the amount of the low bid offer in the CA 38-P001-043 Low-Rent Housing Development Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to award a contract to Smith-Emery Company, a majority firm, for said services in the amount of $36,565.00.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3438 and Commissioner Goode seconded the motion.

Resolution No. 3438 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3439

RESOLUTION RECOGNIZING APRIL 7-14, 1990
AS NATIONAL COMMUNITY DEVELOPMENT WEEK

WHEREAS, the week of April 7-14, 1990 has been designated National Community Development Week, and the City and County of San Francisco ("San Francisco") is a participant in the Community Development Block Grant ("CDBG") program which funds a myriad of social service, economic development and housing programs in this community including certain programs of the Housing Authority of the City and County of San Francisco ("the Authority"); and

WHEREAS, in San Francisco and in cities throughout the nation, sixteen years of CDBG program funding has developed a strong working network of relationships between local government, residents of community development target neighborhoods and the many nonprofit agencies which provide services and help make possible our commitment to those neighborhoods; and

WHEREAS, the Authority recognizes that the CDBG program is a partnership of Federal, local government, nonprofit and community efforts, and that the services funded by the Federal CDBG program, administered by local nonprofit organizations, relies heavily on the dedication and goodwill of our combined efforts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that during National Community Development Week '90, the Authority will give special thanks and recognition to all participants whose hard work and devotion to the neighborhoods and their low and moderate income residents help insure the quality and effectiveness of the CDBG program; and

BE IT FURTHER RESOLVED that the Authority hereby petitions the U.S. Congress and Administration to recognize the outstanding work being done locally and nationally by the CDBG program,

its vital importance to the community and to the people who live in the lower income neighborhoods of San Francisco; and

BE IT FURTHER RESOLVED that copies of this resolution be conveyed to the appropriate elected and appointed officials in the Federal government along with resolutions by other departments and agencies of the City and that this Authority's name be added to the roll of those committed to the preservation and full funding of CDBG and maintenance of its essential features over the course of the next Congress.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3439 and Commissioner Reen seconded the motion.

Resolution No. 3439 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3440

PROPOSED RESOLUTION TO AMEND THE ADMISSION AND CONTINUED OCCUPANCY POLICY AND THE DWELLING LEASE TO FURTHER PROHIBIT ILLEGAL ACTIVITY AND TO EXEMPT EVICTIONS FOR ILLEGAL ACTIVITY FROM THE GRIEVANCE PROCEDURE

WHEREAS, on November 18, 1988 the Congress of the United States enacted the Public Housing Drug Elimination Act, 42 USCA 11901 et.seq. finding in part that:

1. The Federal Government has a duty to provide public housing that is decent, safe, and free from illegal drugs;

   a) public housing projects in many areas suffer from rampant drug-related crime;

   b) drug dealers are increasingly imposing a reign of terror on public housing tenants;

   c) increase in drug related crime not only leads to murders, muggings and other forms of violence against tenants, but also to a deterioration of the physical environment that requires substantial government expenditures; and

WHEREAS, the Commissioners of the Housing Authority of the City and County of San Francisco hereby adopt these findings of congress and further find that the SFHA suffers from the conduct of drug dealers, drug related crime and other illegal activity which is a threat to the threat or safety of tenants and or SFHA employees; and

WHEREAS, the U.S. Housing Act of 1937, as amended (the "Act") (42 USCA 1437 et.seq.) allows a public housing authority to exclude from its grievance procedure any grievance concerning an eviction or termination of tenancy in any jurisdiction which requires that, prior to eviction, a tenant be given a hearing in court which the Secretary of the U.S. Department of Housing and Urban Development ("HUD") determines provides the basic elements of due process; and

WHEREAS, the Act further requires that public housing authorities receiving federal assistance shall have leases that provide that a public housing tenant, any member of the

tenant's household, or a guest or other person under the tenant's control, shall not engage in criminal activity, including drug-related criminal activity, on or near public housing premises, while the tenant is a tenant in public housing, and such criminal activity shall be cause of termination of tenancy;

WHEREAS, HUD has determined by letter dated June 29, 1989 to the Governor of the State of California that the State of California is a jurisdiction which provides the basic elements of due process in eviction proceedings conducted in the superior, municipal and justice courts of the state; and

WHEREAS, the California Housing Authorities Law, Health and Safety Code Section 34200 et.seq. prohibits a public housing authority from filing an eviction action for property damage before a decision has been reached by a grievance hearing (Health and Safety Code Sec. 34331); and

WHEREAS, evictions or terminations of leases as a result of health or safety hazard created by tenant which is also a threat to the health or safety of other tenants or SFHA employees are not included in SFHA's Grievance Procedure pursuant to Section IIB14 of the Grievance Procedure; and

WHEREAS, the Dwelling Lease for the SFHA requires tenants to refrain from illegal or other activity which impairs physical or social environment of the project, however, this prohibition does not extend to members of tenant's household or a guest or other person under tenant's control and is limited to conduct on tenant's premises;and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. It is hereby found that when any tenant, or any member of said tenant's household, or guests of tenant or some other person or persons under tenants control whether adult or minor, engages in criminal activity and, in particular, serious misconduct such as physical assault, illegal possession or use of a firearm, illegal manufacture, sale, distribution, use or possession of a controlled substance, or sexual molestation, prostitution or other similar misconduct, the same constitutes a health and safety hazard which is also a threat to the health or safety of other tenants and employees of this Housing Authority. Further, it is found that said criminal activity, if engaged in by a tenant or member of tenant's household, or guests or

persons under tenants control constitutes a health and safety hazard which is also a threat to the health or safety of other tenants and employees of this Authority, regardless of whether said criminal activity takes place on or near the leased premises, the public housing project of which said leased premises may be a part or some other public housing project owned by SFHA or in any other location whatsover. Among the reasons for this finding are the following:

(a) That tenants, or members of tenant's household, or tenant's guests or persons who are under tenants control who have engaged in criminal activity, spread a climate of fear, mistrust, intimidation and apprehension among the other tenants and employees of the Authority; and

(b) That there is fear and uncertainty that the same behavior may be repeated, or other violent or dangerous behavior may result; and

(c) That the presence of such persons sets a dangerous and unwholesome example, in particular, for youth who are living in public housing.

2. It is also hereby found that tenants, members of their households, and their invitees and guests, who engage in criminal activity have hampered the ability of the Housing Authority to provide decent, safe, and sanitary housing and wholesome living conditions to the remainder of its tenants and their families, and that, therefore, it is incumbent upon the Housing Authority to take all appropriate steps to remove persons engaging in said criminal activity from the projects and premises of the Authority.

3. It is also hereby found that it is reasonable and necessary that those who assume the responsibilities of being a tenant of this Authority also assume the responsibility of the consequences of the behavior of those members of their households with whom they have chosen to reside as well as those other persons whom either they or members of their households have chosen to invite as guests in their leased dwelling units.

4. Based upon the foregoing findings, it is the policy of the Housing Authority of the City and County of San Francisco that public housing shall not be available to tenants or members of their household who engage in criminal activity, or who have guests or other invitees or other persons under their control who engage in such activity, and, to this end, as part of the rules and regulations of this Authority, all leases of the Housing Authority after the final adoption of this resolution shall contain the following provisions:

It is the policy of the Housing Authority of the City and County of San Francisco that public housing shall not be available to tenants or members of their households who engage in criminal activity, or who have guests or other invitees or other persons under their control who engage in such activity. To this end, tenant hereby covenants and agrees as follows:

(a) During the term of his or her tenancy hereunder, tenant shall not engage in any criminal activity, whether said activity occurs on the leased premises, on or near the housing project of which the leased premises are a part, or in some other public housing project owned by the SFHA any other location whatsoever; and

(b) during the term of his or her tenancy, no member of tenant's household that resides with the tenant during the term hereof, whether a minor or an adult, shall engage in any criminal activity, whether that activity occurs on the leased premises, on or near the housing project of which the leased premises are a part, or in some other public housing project owned by SFHA or in any other location whatsoever. It shall be presumed that any individual who is listed on this lease as a member of tenant's household, or who otherwise is listed in Management's files as a member of tenant's household, and who engages in any criminal activity, resides with tenant, unless tenant, before the date of any incident giving rise to criminal activity, shall have specifically informed Management in writing in accordance with the provisions of the lease (Paragraph 6.b.i) that said individual is no longer a member of his or her household and no longer resides upon the leased premises; and

(c) During the term of this lease, no guest, invitee or visitor or other person under the control of either tenant or any member of tenant's household shall engage in any criminal activity on the leased premises. Unless the tenant can demonstrate otherwise, it shall be presumed that any person engaging in criminal activity is a guest or a visitor of the tenant or a member of his or her household if said criminal activity takes place on the leased premises.

For purposes of this covenant, criminal activity shall include, but not be limited to, any of the following serious misconduct:

(a) Physical assault or the threat of physical assault to any person whatsoever;

(b) Illegal possession or use of a firearm or other weapon or the threat to use an illegal firearm or other weapon;

(c) Illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance, unless such controlled substance was obtained directly from or pursuant to a valid prescription or order by a practitioner as defined by California Uniform Controlled Substances Act, Health and Safety Code Sections 11000 et.seq. while acting in the course of his or her professional practice;

(d) Sexual molestation, prostitution, and other similar or related serious misconduct.

Compliance with this covenant is a material condition for continued occupancy of the leased premises by the tenant, and any breach of this covenant by tenant shall be cause for termination of this lease. If the Housing Authority believes, in good faith, that a breach of this covenant has occurred, it may terminate this tenancy without regard to the following:

(i) Whether or not any person, whose conduct is at issue has been arrested, charged, or convicted by law; or

(ii) Whether or not the tenant had any knowledge, in fact, of criminal activity engaged in by a member of said tenant's household or of any guest or invitee of said tenant or other persons under the control of a member of said tenant's household.

For purposes of this covenant, it shall be conclusively presumed that a breach hereof constitutes a health and safety hazard created by the tenant which is also a threat to the health or safety of other tenants or employees of this Housing Authority and any all eviction actions commenced by SFHA pursuant to said Breach will exempt from and not be included in the Grievance Procedure pursuant to Section IIB4 of that procedure. Notwithstanding the foregoing, however, it shall be the Authority's duty, in any eviction proceedings, to prove by a preponderance of the evidence that a breach of this covenant has occurred.

6. The Admission and Continued Occupancy Policy of the Authority shall be amended to include language reflective of the policies contained in the foregoing provisions.

7. The Housing Authority hereby finds that it is desirable to add a severability clause to its leases, and, to this end, all leases of the Housing Authority after the final adoption of this regulation shall contain the following provision:

"If any term or provision of this lease shall, to any extent, be held invalid or unenforceable, the remaining terms and provisions of this lease shall not be affected thereby, but each term and provision of this lease shall be valid and be enforced to the fullest extent permitted by law."

8. This resolution shall be posted for thirty (30) days for the purpose of allowing tenants an opportunity to present written comments concerning the same. After said thirty (30) day period and after the staff and Board of Commissioners have had an opportunity to consider tenant comment, if any, this resolution shall be presented to the Board of Commissioners for final adoption and implementation.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3440 and Commissioner Mason seconded the motion.

Resolution No. 3440 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3441

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH WESTERN SECURITY BUREAU, INC. FOR THE PROVISION OF SECURITY SERVICES AT ROSA PARKS HOUSING DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $47,000 FOR THE PERIOD APRIL 1, 1990 THROUGH OCTOBER 31, 1990

WHEREAS, the Authority is dedicated to providing adequate security for the residents of its developments, and has been awarded a grant to provide security services at its Rosa Parks Housing Development; and

WHEREAS, the Authority solicited proposals from an adequate number of qualified contractors, and advertised for the required services in the City and County of San Francisco MBE/WBE registry, and received proposals from the following qualified and interested firms:

• Obria Boyd's Private Patrol Services	$ 39,967.20
• Western Security Bureau	48,492.00
• Cal State Patrol Services	50,000.00
• McCoy's Patrol Services	81,718.36
• Burns International	110,966.88
• Curtis Security	213,408.00

WHEREAS, the Authority established a review committee consisting of staff and residents to evaluate the proposals received and interview the firms submitting proposals, and to rate each firm in accordance with the evaluation criteria established in the request for proposals; and

WHEREAS, the review committee properly evaluated the firms based on the criteria established. Western Security Bureau, a minority owned business, received the highest rating based on the evaluations, and therefore, is the offeror that can provide the services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the review committee, based on its evaluations of the written and oral presentations submitted, recommends that a contract be negotiated with Western Security Bureau to provide security services at Rosa Parks Housing Development, and the Executive Director concurs with such recommendation; and

WHEREAS, in full compliance with procurement regulations related to competitive negotiation, the Authority may negotiate a contract with Western Security Bureau to provide security services at Rosa Parks Housing Development; and

WHEREAS, funding for the security services at Rosa Parks is available through a grant from the Mayor's Criminal Justice Council for the period ending October 31, 1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT.

1. The Executive Director is authorized to negotiate a contract with Western Security Bureau for security services at Rosa Parks Housing Development in an amount not to exceed $47,000.00 for the period beginning April 1, 1990 and extending through October 31, 1990.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3441 and Commissioner Goode seconded the motion.

Resolution No. 3441 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3442

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH FIRST DOWN PROMOTIONS FOR THE PURPOSE OF HOSTING A 1990 FORTY-NINER BENEFIT BASKETBALL GAME

WHEREAS, the Authority desires to host a program to benefit youth in its developments and promote an Anti-Drug Campaign for Youth; and

WHEREAS, First Down Promotions (FDP), a California corporation, has established a non-profit organization called Niner's Score Points Against Drugs, its benefit basketball team ("TEAM"); and

WHEREAS, the Authority proposes to host a benefit basketball game with the TEAM, the proceeds of which will be used to promote anti-drug programs for Housing Authority youth;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with FDP for the purpose of hosting a benefit basketball game.

2. The Executive Director is further authorized to take the necessary steps to implement said contract and to host the event related to said contract.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3442 and Commissioner Reen seconded the motion.

Resolution No. 3442 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3443

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO DEPOSIT $22,850.00 AND PAY A FEE
OF $20,776.00 TO THE DEPARTMENT OF
PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO
FOR STREET USE PERMIT FOR THE NEW CONSTRUCTION
PROJECT, CAL 1-43, YERBA BUENA PLAZA WEST
(PITTS PLAZA)

WHEREAS, the Authority has entered into a construction contract with Dow Builders for the construction of 203 new apartment units and community center at the Yerba Buena Plaza West project site, CAL 1-43; and

WHEREAS, a portion of the work includes replacement of sidewalks and curbs and installing new curb cuts; and

WHEREAS, a Street Use Permits are required by the City and County of San Francisco for such work; and

WHEREAS, the Department of Public Works of the City and County of San Francisco (the Department) requires a refundable deposit of $22,850.00, as a guarantee that no harm will be done to city property as a result of this effort; and

WHEREAS, the Department also requires a non-refundable fee of $20,776.00 for Street inspections and Street repair permits; and

WHEREAS, the Authority will seek a determination that the non-refundable fee is being properly assessed of the Authority in light of the previous City policy to not charge fees of the Authority for building construction activity; and

WHEREAS, funding in the amount of the requires fees and deposit is available in the CA 39-P001-043 New Low-Rent Conventional Housing Development budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the Executive Director is hereby authorized to provide a deposit of $22,850.00 to the Department of Public Works for Street Use Permit Deposit for the Yerba Buena Plaza West, CAL 1-43

2. That the Executive Director is hereby authorized to pay a fee of $20,776.00 to the Department of Public Works for Street Use Permits should be determine that such a fee is correctly being required of this Authority.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3443 and Commissioner Reen seconded the motion.

Resolution No. 3443 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen	Brenda Stringer
Arthur Andrews	Robert Speer
Linda Ely	Ace Washington
Ricky Graham	Carlene Williams
Jewel Green	Ruby Windham

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of March 22, 1990 was adjourned at 5:35 p.m. The next regular meeting has been scheduled for April 12, 1990.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

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PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, APRIL 12, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 12, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   William A. Witte, Commissioner
   Albert J. Reen, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    Note: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

    (a) Resolution - Amending the Employment Agreement between the Housing Authority of the City and County of San Francisco and Mr. David I. Gilmore

    (b) Resolution - Authorizing the Executive Director to Enter into a Contract for $293,264.00 for the Heating Plant Rehabilitation at CAL 1-18(2), Yerba Buena Plaza East

    (c) Resolution - Ratifying Placement of Fidelity and Depositor's Forgery Insurance Coverage by the Executive Director in the Amount of $7,625 for the Fiscal Year 1989-90

    (d) Resolution - Ratifying a Contract between the San Francisco Housing Authority and Hy-Tech Elevator Services to Repair the Elevator at 3131-26th Street in an Amount Not to Exceed $20,000.00

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, April 12, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 12, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:08 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Helen Mason, Commissioner
William A. Witte, Commissioner
Albert J. Reen, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

At this time Commissioner Chuck moved to table until the regular meeting of April 26, 1990 item (a) under 10. NEW BUSINESS, "RESOLUTION AMENDING THE EMPLOYMENT AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND MR. DAVID I. GILMORE." Commissioner Goode seconded the motion. The item was UNANIMOUSLY TABLED.

Commissioner Goode moved to delete item (d) under 10. NEW BUSINESS, "RESOLUTION RATIFYING A CONTRACT BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND HY-TECH ELEVATOR SERVICE TO REPAIR THE ELEVATOR AT 3131-26TH STREET IN AN AMOUNT NOT TO EXCEED $20,000.00." Commissioner Witte seconded the motion. The item was DELETED with ONE ABSTENTION from Commissioner Boileau.

2. APPROVAL OF AGENDA:

Commissioner Mason moved to approve the agenda of April 12, 1990 and Commissioner Chuck seconded the motion.

The agenda of April 12, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of March 22, 1990 and Commissioner Witte seconded the motion.

The minutes of March 22, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Chuck informed the Commission that the Personnel Committee met prior to the regular meeting to discuss the Amended Employment Agreement between the Housing Authority of the City and County of San Francisco and Mr. David I. Gilmore.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: the Walnut Creek Conference, meeting with staff regarding the mildew problems, CIAP and pest control.

A 10 minute recess was called at 4:35 pm.

Following remarks and concerns over the proposed lease changes, a Tenant Relations Committee meeting was set up for Wednesday, April 25, 1990 at 4:00 pm

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(b) RESOLUTION NO. 3444

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONTRACT FOR $293,264.00 FOR
THE HEATING PLANT REHABILITATION AT
CAL 1-18(2), YERBA BUENA PLAZA EAST

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," has received CIAP Funds CA 1-916, for the rehabilitation of boiler rooms and boiler equipments at CAL 1-18(2), Yerba Buena Plaza East; and

WHEREAS, the Authority publicly advertised for bids and received one (1) bid on January 18, 1990, for the HEATING PLANT REHABILITATION work as follows:

1. Alart Mechanical Contractors, Inc. $293,264.00; and

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the allocated CIAP funds; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the award of a construction contract under the above conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to the bidder, Alart Mechanical Contractors, Inc., in the amount of $293,264.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development of the request to award on the basis of a single bidder.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Witte moved to adopt Resolution No. 3444 and Commissioner Reen seconded the motion.

Resolution No. 3444 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3445

RESOLUTION RATIFYING PLACEMENT OF FIDELITY AND DEPOSITOR'S FORGERY INSURANCE COVERAGE BY THE EXECUTIVE DIRECTOR IN THE AMOUNT OF $7,625 FOR THE FISCAL YEAR 1989-90

WHEREAS, Section 305, Part Two of the Annual Contribution Contract dated August 27, 1964 as amended between the Housing Authority of the City and County of San Francisco ("the Authority") and the U.S. Department of Housing and Urban Development requires that the Authority insure all property and equipment against risks with respect to which insurance is commonly carried on similar property and equipment in the locality; and

WHEREAS, the Authority's Fidelity and Depositor's Forgery insurance ("Fidelity insurance") coverage expired at 12:01 a.m., March 24, 1990; and

WHEREAS, the Authority, through its agents and staff solicited several insurance companies to provide quotations for Fidelity insurance that would cover all of the Authority's property as the most advantageous price; and

WHEREAS, the quote from National Union Fire Insurance Co. of Pittsburgh, PA was the most reasonable under the current market conditions and most advantageous to the Authority and the terms of the coverage will meet the federal requirements; and

WHEREAS, the Executive Director was required to place said insurance prior to the Commission Meeting of April 12, 1990 to prevent the Authority's Fidelity insurance coverage from lapsing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's action to place Fidelity insurance coverage with National Union Fire Insurance Co. is ratified as well as the insurance premium for said coverage in the amount of $7,625.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3445 and Commissioner Chuck seconded the motion.

Resolution No. 3445 was ADOPTED with ONE ABSTENTION from Commissioner Boileau.

11. VISITORS:

Janice G. Allen
Arthur Andrews
Jonathan S. Benjamin
May Chappell, Hayes Valley
Mrs. J. Green, West Point Apts.
Artie Madison, Plaza East
Barbara Meskunas
Osteen Nenell, Plaza East
Janelle Pierce, Westbrook Apts.
Robert Speer, PADS
Margaret Verges, PAACN/CSFN
Ace Washington, WAPAC
Carlene Williams, Valencia Gardens
Eva Mae Williams, Plaza East
Ruby L. Windom, Rosa Parks

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of April 12, 1990 was adjourned at 6:38 p.m. The next regular meeting has been scheduled for April 26, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

Robert J. Bonetti, Commissioner

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APRIL 23, 1990

PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, APRIL 26, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 26, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   William A. Witte, Commissioner
   Albert J. Reen, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

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5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

   (a) Resolution - Amending the Employment Agreement between the Housing Authority of the City and County of San Francisco and Mr. David I. Gilmore.

10. NEW BUSINESS:

Note: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

   (a) Resolution - Recognizing April 29, 1990 as Jeff Fuller Day in San Francisco.

   (b) Resolution - Authorizing the Executive Director to Travel to Washington, DC on May 8, 1990 to Attend a Lead Paint Abatement Seminar Sponsored by Public Housing Authorities Directors Association, Council of Large Public Housing Authorities and Housing Authority Insurance.

   (c) Resolution - Authorizing the Executive Director to Execute a Purchase Order with Wilco Supply for the Procurement of Hinges, Letter Boxes, Key Blanks and Master Padlocks in an Amount not to exceed $7,800.

   (d) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contract with Applied Pest Management, Inc. to Provide Pest Control Services for the Authority for the Remainder of FY 1989-90 in an Amount not to Exceed $50,000.

   (e) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Two Pick-Up Trucks from Ellis Brooks Chevrolet in an Amount not to Exceed $33,000.00.

10. NEW BUSINESS (cont'd):

(f) Resolution - Authorizing the Development and Submission of an Application to the Department of Housing and Urban Development for 1990 Comprehensive Improvement Assistance Program Funding and Certifying that the Authority will Comply with All Applicable Comprehensive Improvement Assistance Program Requirements.

(g) Resolution - Granting an Easement Over a Small Portion of Assessor's Block #5843, Lot #7 at this Authority's Alemany Development for the Purpose of Providing a Fire Truck Turnaround.

(h) Resolution - Adopting a New Conflict of Interest Code for the Housing Authority of the City and County of San Francisco.

(i) Resolution - Approving Supplemental Information to the Memorandum of Agreement (MOA) between the Housing Authority of the City and County of San Francisco (SFHA) and the Department of Housing and Urban Development (DHUD).

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes 440 Turk Street
Thursday, April 26, 1990 San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 26, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:13 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Helen Mason, Commissioner
William A. Witte, Commissioner
Albert J. Reen, Commissioner

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A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

At this time David Gilmore made the following remarks to the Commission:

"Mr. President and Commissioners,

Within a few days it will be one year since I took the reins of this organization at your designation. I have had the unqualified support of the Mayor and this Commission and continue to enjoy it. With this support and with the aid of a strong team of professionals who staff this agency, and public housing residents who care passionately about the quality of affordable housing we are trying to restore, we have begun the long trip back to full health and vigor. In this first year, we have made some significant strides toward our mutual goal.

- Vacancies have been reduced by 40%, from 650 to 388.
- 597 more families and over 2300 more low income San Franciscans live in public housing today than one year ago.
- Vacant unit re-occupancy time has been reduced from 130 days to 20 days.
- $26 million in rehabilitation construction, long delayed by bureaucratic wrangling has gotten underway.
- The very first San Francisco Housing Authority sponsored apprenticeship program has begun and a renewed commitment to tenant hiring has resulted in a rate of

resident employment of 40% since November, compared to 10%.

- Our Resident Services program and anti-drug initiatives are becoming a model for the nation.

And the list goes on.

We have every reason to be proud of the dramatic beginning we have made but I have also said, quite openly, that we have a long way to go. Though measurably better conditions are far from acceptable. We cannot and we will not rest until every public housing resident lives in an environment the quality of which we can all be proud.

There is a matter before you which appears to have become controversial, so controversial, such that I am concerned that it threatens to interfere with my ability as this agency's Chief Executive to maintain the momentum we have achieved and the progress we have made. That's the matter of the extension of my contract with the San Francisco Housing Authority. I cannot allow anything to stand in the way of accomplishing what I came her to San Francisco to do, and will do - to reclaim public housing in this city.

This morning, at my request, Mayor Agnos came to the Authority's offices to meet with me and President Lillian.

I reaffirmed my commitment to him, the Commission, the residents of public housing in this city and the citizens of San Francisco to continue to do my very best to lead this agency into the future. I told the Mayor and the President however, that I did not want the controversy surrounding my contract to undermine that direction and I asked them, as I am asking the Commission now, to table this matter indefinitely. The Mayor restated his full support this morning and I know the Commission has been and is clear on that matter as well. I need nothing more at this time. As I have come to know in my years in this field, and as a public official, controversy is not always avoidable. It should, however, not be needlessly perpetuated.

Mr. President and Commissioners, I respectfully ask that you act to table this matter indefinitely, subject to the call of the chair.

Thank you for your time."

President Lillian at this time addressed the Commission.

"I would like to reiterate the Mayor's position at his request. We had a very invigorating conversation this morning and the Mayor's support and enthusiasm for Mr. Gilmore's accomplishments and what we believe Mr. Gilmore will accomplish in the future is unequivocal. Sometimes you spend so much time defending that

you can't really get the word out as to some of our accomplishments, such as the vacancy rate going down, and Mr. Gilmore's commitment to have the vacancy rate down to in the low one or two percent which would be a normal attrition rate by the end of the summer. So once again I'd like to offer both mine, as the President of the Commission, I believe some other Commissioners want to say a few words, and the Mayor's unequivocal support and admiration and thanks to Mr. Gilmore for a wonderful year of effort, although he's had to fight uphill and against many many odds, and we feel rather badly that there has to be some folks in the city that attempt to disrupt what he's trying to do and his commitment so we will accept his request to continue, I don't even call it table, to continue the amendment to his contract to a later date. I would also while I'm speaking ask to have these letters, which I'll give you and we can make copies which are available to the public, entered into the record. These are letters of commendation and support for Mr. Gilmore in his efforts from Laborers' International Union of North America, AFL-CIO, Local 261 here in San Francisco; the SEIU Service Employees Union Local 14; Glaziers, Architectural Metal and Glass Workers Union, Local 718, of San Francisco; United Public Employees Local 790; Carpenters and Joiners of America United Brotherhood, Local 222, AFL-CIO; International Brotherhood of Electrical Workers, Local 8 here in San Francisco. I believe there's one more. Yes, the Carpet, Linoleum and Soft Tile Workers, Local No. 1235, and I would like these letters submitted for the record."

The letters submitted for the record are as follows.

From the Laborers' International Union of North America, AFL-CIO, Local No. 261, addressed to Mr. Lewis Lillian, President of the Commission, dated April 23, 1990:

"I have worked very closely with Executive Director David Gilmore during the past nine months and have found Mr. Gilmore to be straightforward, honest and committed to resolving disputes in a fair and impartial way.

His efforts to strengthen and expand the maintenance services are noteworthy, and we look forward to working with him on improvement of maintenance services. With this in mind, I support the resolution extending his contract. Please share these sentiments with the other members of the Commission."

Signed Danny Flores, Business Manager, Local 261.

From the Service Employees Union Local 14, addressed to Mr. Lewis Lillian, President of the Commission, dated April 19, 1990:

"My name is Gerry Hipps, President of Service Employees Union Local 14. I am submitting to the commissioners a copy of a letter t,

Supervisor Alioto in respect to our assessment and feelings toward Executive Director David Gilmore regarding labor relations.

On the basis of the comments in the letter to Supervisor Alioto regarding Mr. Gilmore, we support without reservation the extension of Mr. Gilmore's contract and look forward to continuous relationships in resolving mutual issues for the betterment of services to public housing residents."

Signed Gerry Hipps, President Local 14.

From Service Employees Union Local 14, addressed to the Honorable Angela Alioto, Supervisor City and County of San Francisco, dated April 4, 1990:

"I am President Local 14 Service Employees International Union (SEIU) which has jurisdiction over custodial functions with the San Francisco Housing Authority through a collective bargaining agreement which was initiated over a decade ago.

On April 3, 1990 the City Services Committee met concerning some items pertinent to the San Francisco Housing Authority operation. At this meeting our business agent John Martin was present, and he reported some of the concerns registered by your committee and members of the audience directed at the condition of public housing both in terms of maintenance and general upkeep of inside areas and grounds.

This is a most legitimate area to address as the maintenance and housekeeping problem has been one that has over the years been exacerbated by budgetary constraints as well as unwillingness of previous administrations to sit down and discuss solutions to a very complex problem of limited personnel covering increased work loads.

In respect to the present executive director, Mr. David Gilmore, we feel obliged to set the record straight. Mr. Gilmore has developed with our union a respect and admiration for his commitment in dealing with the collective bargaining process. We have found that his integrity and follow-through on agreements reached are without parallel.

Since Mr. Gilmore has taken over as executive director, we have moved ahead in terms of resolving grievances and clarification of contract issues, as well as establishing a labor/management committee which meets after work to identify and make recommendations for the improvement of services within our jurisdiction.

At your meeting on April 3, 1990, Mr. Gilmore's integrity was challenged. We, of course cannot speak to the specifics of the situation discussed. However, Commissioner Alioto, I can testify that Gilmore's record with this union

is one of high integrity on all levels of negotiations, resolution of grievances and follow-through on agreements. From a labor standpoint this is the highest measurement of integrity in our evaluation of management. Mr. Gilmore is a man of his word.

Please share these comments with your committee, and we respectively request that you read into the record this commentary on Executive Director David Gilmore from a labor representative who appreciates the improved atmosphere of Mr. Gilmore's administration whereby both parties work together in mutual respect toward the betterment of services to residents of public housing. Our local looks forward to a continuous positive relationship with the Authority management.

We applaud your seeking to improve public housing and also request your consideration in supporting the present administration in seeking funds to achieve the tremendous responsibility of providing adequate maintenance and housekeeping services at high productivity and utilization of our union members at the prevailing rates mandated by HUD.

My best wishes to you and your committee."

Signed Gerry Hipps, President.

From the Glaziers, Architectural Metal and Glass Workers Union, Local 718, of San Francisco, addressed to the Commissioners of the San Francisco Housing Authority, dated April 24, 1990:

"The Glaziers Union Local 718 representing jurisdiction for glazing work within the San Francisco Housing Authority supports the efforts of the present administration in the improvement and increase of services to tenants. We understand that there is a need for increased budget to expand the number of glaziers, and we wholeheartedly support this effort.

The contract of Executive Director is being considered for extension at your meeting of April 26. We wish to place on the record our support of Mr. Gilmore's extension and look forward to working with him for many years in the improvement of Housing Authority maintenance and the utilization of our trained journeymen, both in maintenance and Force Account work.

The labor relations effort under Mr. Gilmore's leadership is to be applauded."

Signed Jim Mussio, Business Manager and Financial Secretary.

From the United Public Employees Local 790, addressed to Mr. Lewis Lillian, President of the Commission, dated April 11, 1990:

"My name is Camilleann Nelson, Business Representative of Public Employees Service Union Local 790 SEIU. On behalf of our Local 790 Executive Committee representing employees of the San Francisco Housing Authority, I wish to express our support for Resolution A, extension of Mr. David Gilmore's contract.

The Executive Director has shown a capacity and commitment to working in a positive way with the Authority's local union unit. The climate is open and honest in our working relationship. We look forward to continuing and improving our labor relation efforts and, based on our experience with Mr. Gilmore, this will be done and result in a more effective organization.

Once again, we support Resolution A."

Signed Camilleann Nelson, Field Representative.

From the United Brotherhood of Carpenters and Joiners of America, Local Union No. 222, AFL, addressed to Mr. Lewis Lillian, President of the Commission, dated April 19, 1990:

"On behalf of the San Francisco Housing Authority carpenters represented by Local 222, I wish to express support for the extension of Executive Director Gilmore's contract.

Our unit members have confidence in the present administration and look forward to a stable labor relations climate as we serve the Authority.

Thank you for allowing our documented support to the contract extension of Mr. David Gilmore."

Signed James McPartlan, Financial Secretary.

From Local Union No. 6, International Brother hood of Electrical Workers, addressed to Mr. Lewis Lillian, President of the Commission, dated April 19, 1990:

"Labor relations with the San Francisco Housing Authority have been productive and healthy over the past year. Executive Director, David Gilmore, has supported an open and honest relationship between management and the union. We support the executive director in seeking funding to improve the level of services to public housing residents.

In respect to the resolution extending Mr. Gilmore's contract, we support such an extension to provide continuity as well as progress in the relationship between union and management.

Please relay to your other commissioners our hope that the present labor relations program continues to flourish and prosper under the present administration."

Signed Franz E. Glen, Business Manager and Financial Secretary.

From the Carpet, Linoleum and Soft Tile Workers Local No. 1235, addressed to Mr. Lewis Lillian, President of the Commission, dated April 22, 1990:

"Local 1235 represents employees at the Housing Authority having jurisdictional work with carpet, linoleum and soft tile. Our union supports the effort of the executive director to utilize trained journeyman from our Local, as well as apprentices.

The resolution extending Mr. Gilmore's contract is supported by Local 1235 and we look forward to improving the service to residents of public housing.

Please call upon us if we can be of assistance as you pursue more funds to employ journeyman and apprentices."

Signed George Brown, Business Manager.

From the International Longshoremen's and Warehousemen's Union, addressed to Mr. Lewis Lillian, President of the Commission, dated April 25, 1990:

"During the past eight months I have had an opportunity to observe and discuss public housing issues with Executive Director David Gilmore. Specifically in the area of labor relations where the executive director has had high marks both from the labor community as you can review from the letters of testimony for an extension of his contract.

I wish to commend him for not only his record of labor relations but for his sensitivity in assisting youth in gaining a second chance for making it in the labor market.

I find Mr. Gilmore a man of his word. I look forward to working with him on improving affirmative action and resident hiring."

Signed LeRoy King, Regional Director.

President Lillian continued his remarks to the Commission.

"These are letters of support and thanks to Mr. Gilmore for his efforts in working with the labor movement. Not only in helping to bring units back on line but our force accounting procedures in which we have crews out from the labor unions working and building and recapturing housing, and also for the first time in the history of the San Francisco Housing Authority bringing youth who live in public housing into the labor movement. As of last week, I believe we have four youngsters that we brought into the labor movement who came in, worked as temporary employees for the San Francisco Housing Authority and now are apprentices to the unions, soft tile and a couple of other unions. I guess Commissioner

Boileau can fill us in on that, a program that he's worked very hard on and hopes to expand on. So, once again Mr. Gilmore, on behalf of the Commission and the Mayor and myself as President of the Commission, I'd like to thank you very very much for a wonderful job, a tough job, a lot of accomplishments this past year, and I hope that we'll continue to have a fruitful and productive relationship for many many years to come. And certainly I'm voicing and echoing the Mayor's sentiments too."

At this time Commissioner Witte and Commissioner Goode addressed the Commission and offered words of support for David Gilmore.

2. APPROVAL OF AGENDA:

Commissioner Chuck moved to amend the agenda by deleting Item (a) under 10. NEW BUSINESS, "Resolution Amending the Employment Agreement between the Housing Authority of the City and County of San Francisco and Mr. David I. Gilmore" and Commissioner Witte seconded the motion. The item was UNANIMOUSLY DELETED.

Commissioner Boileau moved to amend the agenda by having a moment of silence for Commander Isaah Nelson, San Francisco Police Department and community leader and Commissioner Witte seconded the motion. The moment of silence was UNANIMOUSLY ADOPTED.

Commissioner Witte moved to approve the agenda as amended and Commissioner Boileau seconded the motion.

The agenda of April 26, 1990 was UNANIMOUSLY APPROVED.

At this time a moment of silence was held for Commander Isaah Nelson.

3. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of April 12, 1990 and Commissioner Chuck seconded the motion.

The minutes of April 12, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore informed the Commission that the statement he gave at the beginning of the meeting will stand as his secretary's report for this meeting.

6. COMMITTEE REPORT:

Commissioner Mason reported that a Tenant Relations Committee meeting was held on April 25, 1990 regarding the amendment to the lease agreement. Commissioner Mason reported that it was decided that the amendment would be brought back to the board

and set up a committee and include tenant's input in the re-writing of the amendment.

Commissioner Chuck reported to the Commission that on April 23, 1990 the Personnel Committee met with the Executive Director for the purpose of conducting a performance appraisal. Commissioner Chuck informed the Commission that he, President Lillian and Vice President Goode were present for this meeting. Commissioner Chuck further informed the Commission that using the performance appraisal designed for this purpose, the Committee met separately and then with Mr. Gilmore and the criteria for this evaluation included: objectives and results achieved; performance factors which included leadership, administration, finance, relationship with Commissioners, staff and personnel relations, and community relations. The report will be filed accordingly with the Authority's Personnel Department.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: the Tenant Relations Committee meeting of April 25, 1990 and tenant attendance at meetings; representatives to resident management conference in Dallas, TX; representatives to the crack-cocaine conference in San Francisco; voter registration and importance of voting; and the drug problem.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3446

RESOLUTION RECOGNIZING APRIL 29, 1990 AS
JEFF FULLER DAY IN SAN FRANCISCO

WHEREAS, April 29, 1990 has been proclaimed "Jeff Fuller Day" in San Francisco by Mayor Art Agnos; and

WHEREAS, Jeff Fuller, a former professional football player for the San Francisco Forty Niners, has served the youth of our community as a role model and as a major contributor to the 49ers off-season basketball team that plays benefit games to raise funds for youth programs; and

WHEREAS, the Authority recognized Jeff Fuller's contributions to the San Francisco community and appreciates his participation in the April 29, 1990 fundraiser, held in his honor, for the benefit of youth residing in San Francisco's public housing; and

WHEREAS, Jeff Fuller has earned the abiding respect of the Commission for his honorable service to the community;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO deems it proper and fitting that it hereby extends to Mr. Jeff Fuller its deepest appreciation for these valued contributions.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3446 and Commissioner Mason seconded the motion.

Resolution No. 3446 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3447

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRAVEL TO WASHINGTON, DC ON MAY 8, 1990 TO ATTEND A LEAD PAINT ABATEMENT SEMINAR SPONSORED BY PUBLIC HOUSING AUTHORITIES DIRECTORS ASSOCIATION, COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES AND HOUSING AUTHORITY INSURANCE

WHEREAS, the US Department of Housing and Urban Development is scheduled to issue "Lead-Based Paint: Interim Guidelines for Hazard Identification and Abatement in Public and Indian Housing"; and

WHEREAS, these guidelines dramatically change how public housing authorities conduct modernization and rehabilitation activities in their pre-1978 developments; and

WHEREAS, the Authority deems that the attendance of the Executive Director at this seminar is important and essential to the Authority's conduct of its modernization and rehabilitation programs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to travel to Washington, DC to attend the aforementioned seminar on May 8, 1990.

2. Travel be in conformance with the Travel Policy of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3447 and Commissioner Witte seconded the motion.

~~Resolution No. 3447 was UNANIMOUSLY ADOPTED.~~

(c) RESOLUTION NO. 3448

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH WILCO SUPPLY FOR THE PROCUREMENT OF HINGES, LETTER BOXES, KEY BLANKS AND MASTER PADLOCKS IN AN AMOUNT NOT TO EXCEED $7,800

WHEREAS, the Authority wishes to provide adequate materials and supplies to maintain its facilities in a manner that promotes a clean, healthy and safe environment for its residents; and

WHEREAS, the Authority received price quotes for steel hinges, letter boxes, key blanks and master padlocks from Fox Hardware, Portola Hardware and Wilco Supply Company in full compliance with the applicable procurement regulations as provided for in the Code of Federal Regulations, CFR title 24, part 85.36; and

WHEREAS, the Authority reviewed and evaluated the quotes received, and has selected Wilco Supply Company as the lowest, responsive, responsible bidder in accordance with the applicable procurement regulations as stated above; and

WHEREAS, funding for the procurement of the hinges, letter boxes, key blanks and master padlocks was approved by the Commission as part of the Authority's operating budget for fiscal year 1989-1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Wilco Supply Company to provide the Authority with hinges, letter boxes, key blanks and master padlocks in an amount not to exceed $7,800.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3448 and Commissioner Witte seconded the motion.

Resolution No. 3448 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3449

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH APPLIED PEST MANAGEMENT, INC. TO PROVIDE PEST CONTROL SERVICES FOR THE AUTHORITY FOR THE REMAINDER OF FISCAL YEAR 1989-90 IN AN AMOUNT NOT TO EXCEED $50,000

WHEREAS, the Authority wishes to maintain its properties in a sanitary condition free from infestation of rodents and other pests; and

WHEREAS, the Authority solicited proposals from an adequate number of qualified contractors, and advertised for the required services in the City and County of San Francisco MBE/WBE registry, and received proposals from the following qualified and interested firms:

Applied Pest Management, Inc.
Earl's Pest Control, Inc.
Rose Exterminator Co.
Terminix International

WHEREAS, the Authority established a review committee consisting of staff and residents to evaluate the proposals received and to interview the firms submitting proposals, and to rate each firm in accordance with the evaluation criteria established in the request for proposals; and

WHEREAS, the review committee properly evaluated the firms based on the criteria established, subsequently rating Applied Pest Management, Inc., a woman-owned business enterprise, as the offeror that can provide the services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the review committee, based on its evaluations of the written and oral presentations submitted, recommends that a contract be negotiated and entered into with Applied Pest Management, Inc. to provide pest control services to the Authority, and the Executive Director concurs with such recommendation; and

WHEREAS, in full compliance with procurement regulations related to competitive negotiation, the Authority may negotiate a contract with Applied Pest Management, Inc. to provide pest control services; and

WHEREAS, funding for these services has been approved by the Commission as part of the Authority's operating budget for Fiscal Year 1989-1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contractual agreement with Applied Pest Management, Inc. for the provision of pest control services throughout the Authority's properties in an amount not to exceed $50,000.00 for the remainder of Fiscal Year 1989-1990.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Witte moved to adopt Resolution No. 3449 and Commissioner Boileau seconded the motion.

Resolution No. 3449 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3450

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF TWO PICK-UP TRUCKS FROM ELLIS BROOKS CHEVROLET IN AN AMOUNT NOT TO EXCEED $33,000.00

WHEREAS, the Authority has undertaken the task of rehabilitating its vacant units through the employment of force account work in addition to its regular maintenance crew; and

WHEREAS, the Director of Planning & Construction has identified a need for vehicles on a full-time basis in order to effectively conduct vacant unit rehabilitation work by force account, and that such vehicles cannot be obtained from the regular maintenance crew without seriously impeding their ability to perform their assigned tasks; and

WHEREAS, the Authority received permission from the Department of Housing and Urban Development to solicit bids for the procurement of vehicles to be used by the force account and paid for from the Comprehensive Improvement Assistance Program (CIAP) funding for this fiscal year; and

WHEREAS, the Authority proceeded to formally solicit bids from Serramonte Ford, Stewart Chevrolet, Val Strough Chevrolet, S & C Motors, Inc., Ellis Brooks Chevrolet, Inc., East Bay Ford Truck Sales and President Chevrolet-Geo, Inc. for the procurement of two pick-up trucks to be used by the force account, one with a utility body and the other with a storage

compartment, in accordance with the applicable procurement regulations; and

WHEREAS, the Authority received only one bid, from Ellis Brooks Chevrolet, Inc., which was formally opened on Friday, April 20, 1990 at 2:00 p.m. in accordance with the bid stipulations; and

WHEREAS, the Authority determined that the prices quoted by Ellis Brooks Chevrolet, Inc., the lowest, responsive, responsible bidder, are reasonable based on past bids received by the Authority for similar vehicles, and upon review and approval of the bid process by the Field Office of the Department of Housing and Urban Development, may award the bid to Ellis Brooks Chevrolet, Inc.; and

WHEREAS, funding for the procurement of the two pick-up trucks is available from CIAP for fiscal year 1989-1990, subject to review and approval of the bid by the Field Office of the Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of one pick-up truck with an utility body and one pick-up truck with a storage Compartment with Ellis Brooks Chevrolet, Inc. in an amount not to exceed $33,000.00, subject to the review and approval by the Field Office of the Department of Housing and Urban Development of the bid received from Ellis Brooks Chevrolet, Inc..

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3450 and Commissioner Witte seconded the motion.

Resolution No. 3450 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3451

RESOLUTION AUTHORIZING THE DEVELOPMENT AND SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 1990 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM FUNDING AND CERTIFYING THAT THE AUTHORITY WILL COMPLY WITH ALL APPLICABLE COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM REQUIREMENTS

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for Fiscal Year 1990 Comprehensive Improvement Assistance Program funding; and

WHEREAS, the Authority is in need of such funding to address critical management and physical problems; and

WHEREAS, the Authority is required to certify that it will comply with specific Comprehensive Improvement Assistance Program requirements should such funding be provided; and

WHEREAS, the Authority has complied and will comply with the following requirements in the execution of the 1990 Comprehensive Improvement Assistance Program:

1. The Authority will comply with all HUD policies, procedures, and requirements for the CIAP, including implementation of the modernization in a timely, efficient, and economical manner;

2. The estimated costs of the CIAP cannot be funded from current operating funds or reserves;

3. The proposed physical work will meet the mandatory standards or, if it exceeds the mandatory standards, will be necessary or highly desirable for the long-term viability of the project;

4. The Authority has complied and will comply with tenant/homebuyer consultation requirements under Chapter 5 of the CIAP Handbook;

5. The Authority will comply with applicable civil rights requirements under Paragraph 6-1 of the CIAP Handbook;

6. The Authority has adopted the goal of awarding at least 20 percent of the dollar value of the total of the modernization contracts to minority business enterprises under Paragraph 6-2 of the CIAP Handbook;

7. The Authority will comply with applicable environmental requirements under Paragraph 6-3 of the CIAP Handbook;

8. The Authority will furnish a copy of the flood insurance policy to HUD or has determined that flood insurance is not required under Paragraph 6-4 of the CIAP Handbook;

9. The Authority will comply with applicable requirements for lead-based paint poisoning prevention under Paragraph 6-5 of the CIAP Handbook;

10. The Authority will comply with applicable requirements for physical accessibility and non-discrimination based on handicap under Paragraph 6-6 of the CIAP Handbook; and

11. The Authority will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR Part 24, and the requirements of Paragraph 6-7 of the CIAP Handbook.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the San Francisco Housing Authority Commission authorizes the Executive Director to prepare and submit an Application for 1990 Comprehensive Improvement Assistance Program funding.

2. That the President of the Commission is authorized to execute a Certification to the Department of Housing and Urban Development that the Authority has complied and will comply with the eleven Comprehensive Improvement Assistance Program requirements noted above.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3451 and Commissioner Witte seconded the motion.

Resolution No. 3451 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3452

RESOLUTION GRANTING AND EASEMENT OVER A SMALL PORTION OF ASSESSOR'S BLOCK #5843, LOT #7 AT THIS AUTHORITY'S ALEMANY DEVELOPMENT FOR THE PURPOSE OF PROVIDING A FIRE TRUCK TURNAROUND

WHEREAS, this Authority was approached by a developer who showed an interest in purchasing approximately 10,000 square feet of property on the East Side of the Alemany Development, facing Gates Street (See Exhibits #1 and #2, incorporated by reference in this resolution; and

WHEREAS, after careful consideration of this request by staff, the offer was rejected; and

WHEREAS, the developer than requested an easement, containing 436 square feet for the sole purpose of providing sufficient space for a fire truck turnaround, a S.F. Fire Department requirement for his proposed development (See Exhibits #2 and #3 incorporated by reference in this resolution); and

WHEREAS, granting such easement over the property is incidental to and does not interfere with continued operation of the remaining portion of the property, would enable this authority to develop the property initially denied to the developer, and would provide Fire Department access to Housing Authority property, heretofore not directly available; and

WHEREAS, this piece of property by itself has no development value; and

WHEREAS, this Authority obtained comparable per square foot cost to arrive at a market value for the property to be used as an easement;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That an easement, containing 436 square feet, and as shown on Exhibits 2 and 3, is hereby granted for the purpose of a fire truck turnaround.

2. That the property containing 436 square feet and as shown on Exhibits 2 and 3 is hereby declared incidental property to the Alemany development and the Commission hereby finds that granting of said easement does not interfere with the continued operation of the remaining portion of the property.

3. That the Executive Director is hereby authorized to prepare all necessary documents to create said easement for the sole purpose of providing space for a fire truck turnaround.

4. That the proceeds of this transaction be shall be for the use of Alemany Resident Association for the establishment of social/educational programs, which will benefit the residents.

5. The easement granted by this resolution is subject to approval by United States Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3452 and Commissioner Goode seconded the motion.

Resolution No. 3452 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3453

RESOLUTION ADOPTING A NEW CONFLICT OF INTEREST FOR THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, the Housing Authorities Law at Section 34281 of the California Health and Safety Code prohibits commissioners and employees of housing authorities from acquiring a direct or any indirect interest in any housing project, or any property included or planned to be included in any project or in any contract or proposed contract for materials or services to be furnished or used in connection with any project and further requires commissioners or employees of an authority to disclose any such interest; and

WHEREAS, the Housing Authority of the City and County of San Francisco ("the Authority") entered into an Annual Contributions Contract (the "Contract") with the U.S. Department of Housing and Urban Development ("HUD") under which Section 515 also prohibits interest of members, officers or employees of the Authority in contracts in connection with any project or property without disclosure of said interest; and

WHEREAS, the Authority adopted a Conflict of Interest Code on April 26, 1979 by Resolution No. 2244, under the state Conflict of Interest Code, Section 87300 of the Government Code; and

WHEREAS, this Code needs to be updated and revised; and

WHEREAS, the State has adopted a model Conflict of Interest Code; and

WHEREAS, the San Francisco Board of Supervisors has requested that commissions and departments operating within the city adopt the state model code to insure uniformity throughout the city;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONER OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

Section 1. Definitions

As used in this resolution:

(a) The word "Authority" means the Housing Authority of the City and County of San Francisco.

(b) The word "Commission" means the Housing Authority of the City and County of San Francisco Commission.

(c) The words "Conflict of Interest Code" mean the Code approved pursuant to Section 2 of this resolution.

Section 2. Approval of Conflict of Interest Code

The Commission hereby adopts provisions of Regulation 18730 of the Fair Political Practices Commission 92 Code of California Regulations Section 18730, as said regulation reads on the date of this resolution as adopted

and as said regulation may be amended from time to time, as the Conflict of Interest Code for the Housing Authority of the City and County of San Francisco. A true and correct copy of Regulation 18730 is attached to this resolution as "Exhibit A" and is incorporated herein by this reference. Designated Employees under the Conflict of Interest Code, and their respective disclosure categories, are those persons holding positions listed in the document entitled "Appendix to the Conflict of Interest Code of the Housing Authority of the City and County of San Francisco ", attached to this resolution and incorporated herein by this reference. Designated Employees shall file statements of economic interests with the Executive Director of the Authority, who shall serve as the filing officer for the Authority and shall retain the original of all statements filed in his or her office.

Section 3. Approval of Board of Supervisors as Code Reviewing Body

The Commission hereby approves the San Francisco Board of Supervisors as the code reviewing body for the Authority.

Section 4. Recommendation to the Board of Supervisors

The Commission recommends to the Board of Supervisors of the City and County of San Francisco, the code reviewing body for the Authority, that the Board of Supervisors adopt the Conflict of Interest Code approved in Section 2 above.

Section 5. Effective Date

This resolution shall take effect immediately upon adoption.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3453 and Commissioner Goode seconded the motion.

Resolution No. 3453 was UNANIMOUSLY ADOPTED.

Copies of Exhibit A and the Appendix to Resolution No. 3453 will be bound with the formal minutes.

(i) RESOLUTION NO. 3454

RESOLUTION APPROVING SUPPLEMENTAL INFORMATION TO THE MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO (SFHA) AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (DHUD)

WHEREAS, the San Francisco Housing Authority and the Department of Housing and Urban Development entered into an Annual Contributions Contract on August 27, 1964; and

WHEREAS, pursuant to the agreement, HUD performed a Coordinated Management Review in January 1989 and a Maintenance Operations Review in December 1988 and suggested several operational improvement to be implemented by the Authority; and

WHEREAS, the Authority entered into a written Memorandum of Agreement with Commission approval on October 23, 1989 with the Department of Housing and Urban Development whereby the Authority agreed to comply with certain targets and timeframes for performance standards and HUD agrees to provide technical assistance; and

WHEREAS, the Central Headquarters of the Department of Housing and Urban Development requested supplemental information to the Memorandum of Agreement; and

WHEREAS, staff has evaluated the proposed amendments and find them to be reasonable and consistent with the goals of the San Francisco Housing Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Memorandum of Agreement, as approved by this Commission on October 23, 1989, is hereby amended to add supplemental information as follows:

1. Amend Performance Standard Number 7 to require that deficiencies noted as a result of annual inspections be recorded through the work order system; to require that annual inspections are incorporated as a part of the annual re-examination process; and to establish that the goal for reported deficiencies to be corrected prior to the completion of the review shall be 90 days. Full compliance to this task will require additional maintenance staff and approval of our proposed decentralization plan for maintenance and management.

2. Amend Performance Standard Number 8 "Maintenance Management Plan" to comply with recommended strategies by December 31, 1990 and to direct the Executive Director to inform HUD in writing of target dates for the accomplishment of the specific strategies contained within this performance standard.

3. Amend Performance Standard Number 9 to include the following:

* Target public housing development for stabilization in priority order.

This task has been completed.

* Implement Drug Program funded through CIAP in FY 1988 and 1989.

Promote activities that encourage community pride/ownership.

Conduct two neighborhood cleanups a year with residents and community at large at "target sites."

	1989	1990
Plaza East	6/19/89	6/90
Alice Griffith	3/28/89	7/90
Valencia Gardens		3/90
Sunnydale		7/90
Hunters View		9/90

Co-Host with residents and community one neighborhood gathering a year which promotes community awareness and empowerment.

	1989	1990
Plaza East	7/89	7/90
Alice Griffith	12/89	6/90
Valencia Gardens		2/17/90
Sunnydale	10/89	9/90

Development of support programs for youth, women and families on-site at "target developments."

Develop latch-key childcare and adolescent programs.

Plaza East	Complete
Alice Griffith	Complete
Sunnydale	Complete
Valencia Gardens	Complete
Hunters View	10/90

Establish and expand tutorial programs for youth.

Plaza East	9/90
Alice Griffith	Complete
Sunnydale	9/90
Valencia Gardens	9/90

Establish on-site health services.

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	10/90

Expand or develop drug-free recreation programs

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	Complete
Sunnydale	Complete
Hunters View	2/91

Create resident employment opportunities.

Institute labor union-assisted training programs for residents.

Complete.

Develop relationship with resources (Private Industry Council, Employment Development Department, San Francisco Conservation Corps, community-based organizations, etc.) for intensive employment-related services; establish job boards at target sites.

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	1/91
Sunnydale	2/91

Establish drug education and intervention programs.

Institute peer-group anti-drug activities such as intervention self-help groups, preteen, alanon, alateen, family support groups; advocate for outpatient and residential treatment programs for residents.

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	Complete
Sunnydale	10/90

Resource and referral services for families in need of recovery programs.

Plaza East	9/90
Alice Griffith	9/90
Valencia Gardens	9/90
Sunnydale	9/90
Hunters View	9/90

Enhance relationships and utilization of services housed at developments.

Teach crime prevention skills as they relate to gang activity and victimization.

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	9/90
Sunnydale	9/90

Insure coordination of support services between providers and residents.

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	9/90
Sunnydale	1/91
Hunters View	1/91

Increase utilization of support services by residents.

Plaza East	Complete
Alice Griffith	Complete
Valencia Gardens	9/90
Sunnydale	1/91
Hunters View	1/91

Develop outreach and street work programs to inform residents of available resources and maximize their utilization of services.

Plaza East	Complete
Valencia Gardens	Complete
Sunnydale	Complete
Hunters View	9/90

* Seek additional outside resources for the provision of increased security and surveillance of public housing developments.

SFHA and SFPD formal determination of public housing sites to receive the additional coverage based on an in-depth SFPD crime analysis of the statistics.

Received in-kind support from SFPD for police services.

SFHA will receive quarterly evaluations to measure the effectiveness of the program.

Identify resident monitors to document the presence of officers on these developments.

Captain and Commander will evaluate the program and give written reports.

Statistical tracking of drug-related incidences, current statistics and tracking calls for service.

Involve public housing residents and resident organizations in tracking effectiveness of additional deployment.

* Involve public housing residents and resident organizations in efforts.

Residents will hold monthly meetings to discuss anti-drug activity on development.

Residents will participate in Mayor's Drug Task Force.

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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MAY 8, 1990

PUBLIC NOTICE

AS THERE IS NO NEW BUSINESS ON THE AGENDA, THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL MEET IN EXECUTIVE SESSION AT 4:00 PM, THURSDAY, MAY 10, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA FOR THE PURPOSE OF DISCUSSING THE ISSUE OF THE CLAIMS INVOLVING THE HAYES VALLEY DEVELOPMENT INCLUDING CASES FILED IN SMALL CLAIMS COURT: ROGELIO P. AQUILA ET.AL. V. THE SAN FRANCISCO HOUSING AUTHORITY (500 373 ET.SEQ.).

EXECUTIVE SESSION FOR THE DISCUSSION OF PENDING LITIGATION MATTERS IS AUTHORIZED PURSUANT TO GOVERNMENT CODE SECTION 54956.9.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

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A MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MAY 10, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   William A. Witte, Commissioner
   Albert J. Reen, Commissioner

2. APPROVAL OF AGENDA:

3. EXECUTIVE SESSION:

4. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, May 10, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 10, 1990 at 4:00 p.m.

1. ROLL CALL:

Vice President Goode called the meeting to order at 4:13 p.m.

Roll call found the following members to be:

PRESENT: Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner (arrived for Executive Session at 4:20 p.m.)
Robert J. Boileau, Commissioner
Helen Mason, Commissioner
Albert J. Reen, Commissioner

ABSENT: Lewis Lillian, President
William A. Witte, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

The meeting was adjourned to Executive Session at 4:20 p.m.

The meeting was resumed from Executive Session at 5:32 p.m.

2. ADJOURNMENT:

There being no further business to come before the Commission the meeting of May 10, 1990 was adjourned at 5:35 p.m. The next regular meeting has been scheduled for May 24, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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MAY 21, 1990

PUBLIC NOTICE

THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 PM, THURSDAY, MAY 24, 1990 AT 440 TURK STREET, SAN FRANCISCO, CA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MAY 24, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Helen Mason, Commissioner
   Albert J. Reen, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

   (a) Minutes of April 26, 1990

   (b) Minutes of May 10, 1990

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - Authorizing the Executive Director to Attend the Council of Large Public Housing Authorities (CLPHA) Quarterly Meeting in Washington, DC on June 13-15, 1990.

(b) Resolution - Authorizing the Executive Director to Enter into a Contractual Agreement with San Francisco SAFE, Inc. to Provide Crime Prevention Educational Services and Resident Support Services to the Residents of Alice Griffith, Yerba Buena Plaza East, Valencia Gardens and Sunnydale Housing Developments.

(c) Resolution - Authorizing the Executive Director to Enter into a Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department to Deploy Three (3) Full Squads of Officers Exclusively to the San Francisco Housing Authority Properties.

(d) Resolution - Approving Holding the Annual Meeting of the Commission of the San Francisco Housing Authority on August 9, 1990 at 440 Turk Street, San Francisco, California.

(e) Resolution - Ratifying the Execution of Purchase Orders for the Procurement of Replacement Windows from Bob & Tom's Windows ($24,657.75 before Taxes) and Ventana Aluminum Manufacturing Co. ($13,124.50 before Taxes) for Force Account Vacant Unit Rehabilitation Work.

10. NEW BUSINESS (cont'd):

(f) Resolution - For Approval of Proceed Order No. 4 in an Amount not to Exceed $15,000.00 at CAL 1-43, Yerba Buena Plaza West for the Construction of 203 Apartments and Community Center.

(g) Resolution - For Approval of Change Order No. "S-5" in the Amount of $5,017.00 at CAL 1-43, Yerba Buena Plaza West Construction of 203 Apartments and Community Center.

(h) Resolution - For Approval of Change Order "G-1" in the Amount of $10,743.00 for Boiler Heat Exchanger Replacement at CAL 1-18(2), Yerba Buena Plaza East.

(i) Resolution - Authorizing the Council of Large Public Housing Authorities (CLPHA) to Transfer Contributed Funds from the Housing Authority of the City and County of San Francisco in the Amount of Five Thousand Dollars ($5,000.00) for the Insurance Crisis Study Committee to CLPHA's Restricted Reserve Account.

(j) Resolution - Authorizing the Executive Director to Execute a Contract Amendment with Harding Lawson Associates Modifying their Scope of Services and Increasing their Contract Total by $15,057.00 to Provide Consulting Services on the Abatement of Contaminated Soil at 1815 Egbert Avenue and Hayes Valley, Removal of Underground Tanks at Yerba Buena Plaza West and the Soil Testing for Toxics at Yerba Buena Plaza West.

(k) Resolution - Designating the Executive Director as the Authorized Agent to Execute a Request for Funding for the State Portion of the Federal Emergency Management Agency Financial Assistance.

(l) Resolution - Authorizing the Renewal of the Housing Authority's General Liability Insurance for the 1990/1991 Policy Year with the Housing Authority Risk Retention Group in the Amount of $369,843.51.

(m) Resolution - Electing to be Subject to the Public Employees' Medical and Hospital Care Act, and Fixing the Housing Authority of the City and County of San Francisco's Contribution for Craft Employees and Annuitants at Different Amounts.

(n) Resolution - Authorizing the Executive Director to Issue Purchase Orders for the Procurement of Floor Tile ($14,735.00, Excluding Tax) and Replacement Windows ($158,700.00, Excluding Tax) for the Remainder of Fiscal Year 1989-90.

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 24, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 24, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:11 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner (Arrived 4:16 pm)
Robert J. Boileau, Commissioner
Helen Mason, Commissioner

ABSENT: Albert J. Reen, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Goode moved to approve the agenda of May 24, 1990 and Commissioner Mason seconded the motion.

The agenda of May 24, 1990 was UNANIMOUSLY APPROVED.

Commissioner Chuck arrived into the meeting.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of April 26, 1990 and Commissioner Boileau seconded the motion.

The minutes of April 26, 1990 were UNANIMOUSLY APPROVED.

Commissioner Mason moved to approve the minutes of May 10, 1990 and Commissioner Goode seconded the motion.

The minutes of May 10, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Also, Counsel requested Executive Session authorized under Government Code Section 54956.9(a).

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: meeting at Alemany with concern that no residents are working on the rehabilitation site, voter registration, PHTA election at 10:00 am on June 13, and a report on the elections held at Holly Courts.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3455

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) QUARTERLY MEETING IN WASHINGTON, DC ON JUNE 13-15, 1990

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, the Council of Large Public Housing Authorities (CLPHA) is holding its Quarterly Meeting in Washington, DC on June 13-15, 1990; and

WHEREAS, the Quarterly Meeting will include meeting with congressional staff on matters such as funding shortfalls, Comprehensive Improvement Assistance Program, modification, lease and grievance requirements, and other matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of the Executive Director at the aforementioned Quarterly Meeting is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to attend the aforementioned Quarterly Meeting on June 13-15, 1990.

2. Travel be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3455 and Commissioner Goode seconded the motion.

Resolution No. 3455 was ADOPTED with one (1) NO vote from Commissioner Mason.

(b) RESOLUTION NO. 3456

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH SAN FRANCISCO SAFE, INC. TO PROVIDE CRIME PREVENTION EDUCATIONAL SERVICES AND RESIDENT SUPPORT SERVICES TO THE RESIDENTS OF ALICE GRIFFITH, YERBA BUENA PLAZA EAST, VALENCIA GARDENS AND SUNNYDALE HOUSING DEVELOPMENTS

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to eliminate the criminal element in its housing developments through all available means, and believes that educational training programs on crime prevention and awareness is one means that can be effectively utilized; and

WHEREAS, the Authority wishes to support the resident leadership at the target sites to organize residents within their developments; and

WHEREAS, the Authority has identified the Alice Griffith, Yerba Buena Plaza East, Valencia Gardens and Sunnydale housing developments as target sites for implementation of a crime prevention educational training program; and

WHEREAS, San Francisco SAFE, Inc. represents itself able to perform the services required by the Authority, and the Authority finds that Contractor is so qualified; and

WHEREAS, funding for these services is provided for in this fiscal year's Comprehensive Improvement Assistance Program (CIAP);

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for, and enter a contractual agreement with, San Francisco SAFE, Inc. for the procurement of educational training services directed toward crime prevention and awareness in

the not-to-exceed amount of sixty-one thousand dollars ($61,000.00).

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3456 and Commissioner Mason seconded the motion.

Resolution No. 3456 was ADOPTED with two (2) NO votes from Commissioner Mason and Commissioner Boileau.

(c) RESOLUTION NO. 3457

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE SAN FRANCISCO POLICE DEPARTMENT TO DEPLOY THREE (3) FULL SQUADS OF OFFICERS EXCLUSIVELY TO SAN FRANCISCO HOUSING AUTHORITY PROPERTIES

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments; and

WHEREAS, the Authority wishes to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required for the Authority as set forth under the Memorandum of Understanding, hereto attached as Exhibit A, and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, implementation of the Memorandum of Understanding is contingent upon Department of Housing and Urban Development approval, and is subject to the availability of funding for the services proposed herein;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department for deployment of three (3) full squads of officers exclusively assigned to Authority properties in an amount not to exceed $1.5 million.

2. This resolution shall become effective upon execution of the aforementioned Memorandum of Understanding.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3457 and Commissioner Goode seconded the motion.

Resolution No. 3457 was ADOPTED with one (1) ABSTENTION from Commissioner Boileau.

(d) RESOLUTION NO. 3458

RESOLUTION APPROVING HOLDING THE ANNUAL MEETING OF THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY ON AUGUST 9, 1990 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

WHEREAS, Resolution No. 2986 amends the bylaws so that the Board of Commissioners may change the date of the annual meeting; and

WHEREAS, the Commission desires to set the annual meeting for August 9, 1990;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

The Annual Meeting of the Commission of the San Francisco Housing Authority will be held on August 9, 1990 at 440 Turk Street, San Francisco, California.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3458 and Commissioner Goode seconded the motion.

Resolution No. 3458 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3459

RESOLUTION RATIFYING THE EXECUTION OF PURCHASE ORDERS FOR THE PROCUREMENT OF REPLACEMENT WINDOWS FROM BOB & TOM'S WINDOWS ($24,657.75 BEFORE TAXES) AND VENTANA ALUMINUM MANUFACTURING CO. ($13,124.50 BEFORE TAXES) FOR FORCE ACCOUNT VACANT UNIT REHABILITATION WORK

WHEREAS, the Authority wishes to provide an adequate supply of replacement windows for the ongoing rehabilitation of vacant units; and

WHEREAS, the Authority has prepared a bid package and advertised for the procurement of replacement windows Authority-wide over the next year; and

WHEREAS, the Authority has determined an immediate need for 278 aluminum and vinyl replacement windows until such time that the bid results have been tabulated and a contract let for the manufacture of replacement windows for the next year; and

WHEREAS, the Authority solicited quotes from A-Taylor Made Windows, Bob & Tom's Windows, Bonelli Enterprises, Ventana Aluminum Manufacturing Co. and Window Express in order to provide replacement windows immediately at a price and availability that is most advantageous to the Authority; and

WHEREAS, the Authority reviewed and evaluated the quotes received, and on a per item basis, selected Bob & Tom's Windows as the lowest, responsive, responsible bidder for 28-3/4" x 50-7/8" vinyl windows, 58-3/4" x 35" vinyl windows, 58-3/4" x 41" vinyl windows, 88-3/4" x 35" vinyl windows, and 46-3/4" x 35" vinyl windows; and

WHEREAS, the Authority reviewed and evaluated the quotes received, and on a per item basis, selected Ventana Aluminum Manufacturing Co. as the lowest, responsive, responsible bidder for 28-3/4" x 50-7/8" aluminum windows, 58-3/4" x 35" aluminum windows, 58-3/4" x 41" aluminum windows, 88-3/4" x 35" aluminum windows, and 46-3/4" x 35" aluminum windows; and

WHEREAS, the selection of the vendors for providing the vinyl and aluminum replacement windows was performed in accordance with the applicable procurement regulations stated in the Code of Federal Regulations, 24 CFR, part 85.36(b) and the Comprehensive Improvement Assistance Program (CIAP) requirements provided for in the U.S. Department of Housing and Urban Development (HUD) Handbook 7485.1, Rev-4; and

WHEREAS, funding for the procurement of the vinyl and aluminum replacement windows is available from the Comprehensive Improvement Assistance Program for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners hereby ratifies the execution of a purchase order with Bob & Tom's Windows for the procurement of vinyl replacement windows in an amount not to exceed $24,657.75, exclusive of sales tax.

2. The Board of Commissioners hereby ratifies the execution of a purchase order with Ventana Aluminum Manufacturing Co. for the procurement of aluminum replacement windows in an amount not to exceed $13,124.50, exclusive of sales tax.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3459 and Commissioner Goode seconded the motion.

Resolution No. 3459 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3460

RESOLUTION FOR APPROVAL OF PROCEED ORDER NO. 4
IN THE AMOUNT NOT TO EXCEED $15,000 AT CAL 1-43,
YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS
AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders for the construction of 203 apartments and community center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority needed to add the scope of work described by Proceed Order No. 4 to this contract; and

WHEREAS, the Authority staff will monitor the proposed work and reported costs on time-and-materials basis; and

WHEREAS, funds in the amount of said Proceed Orders are available in CA39-P001-043;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. This resolution approval of Proceed Order No. 4 in an amount not to exceed $15,000.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Proceed Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3460 and Commissioner Goode seconded the motion.

Resolution No. 3460 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3461

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. "S-5" IN THE AMOUNT OF $5,017.00 AT CAL 1-43, YERBA BUENA PLAZA WEST CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereinafter called "the Authority," entered into a construction contract with Dow Builders, hereinafter called "the Contractor," for the construction of 203 apartments and community center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, Authority staff has reviewed costs proposed by the Contractor for the work of Change Order "S-5" and found the costs fair and equitable; and

WHEREAS, the Executive Director/Secretary concluded the Change Order work described by Change Order No. "S-5" was in the best interest of the Authority and directed such work to commence; and

WHEREAS, funds in the amount of said Change Order are available in CIAP Budget CA 39-P001-043;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. "S-5" in the amount of $5,017.00 to Dow Builders is hereby ratified.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3461 and Commissioner Goode seconded the motion.

Resolution No. 3461 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3462

RESOLUTION FOR APPROVAL OF CHANGE ORDER "G-1" IN THE AMOUNT OF $10,743 FOR BOILER HEAT EXCHANGER REPLACEMENT AT CAL 1-18(2), YERBA BUENA PLAZA EAST

WHEREAS, the Housing Authority of the City and County of San Francisco, hereinafter called "the Authority," entered in a construction contract with Alart Mechanical Contractors, Inc., hereinafter call "the Contractor," for the construction of Heating Plant Rehabilitation at CAL 1-18(2), Yerba Buena Plaza East under the date of April 13, 1990; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order "G-1" to this contract; and

WHEREAS, the Authority staff has reviewed the proposed costs and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in CIAP Budget CA 1-916;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order "G-1" in the amount of $10,743.00 to Alart Mechanical Contractors, Inc. is approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3462 and Commissioner Goode seconded the motion.

Resolution No. 3462 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3463

RESOLUTION AUTHORIZING THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) TO TRANSFER CONTRIBUTED FUNDS FROM THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO IN THE AMOUNT OF FIVE THOUSAND DOLLARS ($5,000.00) FOR THE INSURANCE CRISIS STUDY COMMITTEE TO CLPHA'S RESTRICTED RESERVE ACCOUNT

WHEREAS, the Housing Authority of the City and County of San Francisco ("the Authority") is a member of the Housing Authority Risk Retention Group ("HARRG") and the Council of Large Public Housing Authorities ("CLPHA"); and

WHEREAS, in 1986 the Authority contributed five thousand dollars ($5,000.00) to CLPHA's Development Fund for the Insurance Crisis Study Committee to investigate ways that Housing Authorities could meet the insurance crisis that was confronting public housing authorities across the country; and

WHEREAS, the Insurance Crisis Study Committee ultimately recommended the implementation of the Housing Authority Risk Retention Group; and

WHEREAS, HARRG has now refunded to CLPHA monies contributed by CLPHA to the development of HARRG; and

WHEREAS, the CLPHA Board of Directors has voted to ask contributors of said funds to allow CLPHA to transfer the funds to a CLPHA restricted reserve account; and

WHEREAS, said restricted account would be available only for use in future CLPHA litigation on behalf of its members, legislative drafting or special projects; and

WHEREAS, the Authority finds that the purposes of said restricted fund would benefit the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Transfer of the Authority's contributed funds in the amount of five thousand dollars ($5,000.00) to the CLPHA Development Fund for the Insurance Crisis Study Committee to CLPHA's restricted reserve fund is hereby approved.

2. The Executive Director is authorized to notify CLPHA of said approval.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3463 and Commissioner Goode seconded the motion.

Resolution No. 3463 was ADOPTED with one (1) NO vote from Commissioner Boileau.

(j) RESOLUTION NO. 3464

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH HARDING LAWSON ASSOCIATES MODIFYING THEIR SCOPE OF SERVICES AND INCREASING THEIR CONTRACT TOTAL BY $15,057 TO PROVIDE CONSULTING SERVICES ON THE ABATEMENT OF CONTAMINATED SOIL AT 1815 EGBERT AVENUE AND HAYES VALLEY, REMOVAL OF UNDERGROUND TANKS AT YERBA BUENA PLAZA WEST AND THE SOIL TESTING FOR TOXICS AT YERBA BUENA PLAZA WEST

WHEREAS, a contract was executed with the consulting firm of Harding Lawson Associates to assist in the abatement of contaminated soil at 1815 Egbert Avenue and Hayes Valley and the removal of underground tanks and testing of soil for toxics at Yerba Buena Plaza West; and

WHEREAS, the first phase of this effort involved detailed site inspections and monitoring and negotiations with the San Francisco Department of Public Health to determine the final extent of the work involved; and

WHEREAS, these completed inspections and discussions with the San Francisco Health Department now requires a modification to the original scope of the consultant's services and an increase in the consultants fee of $15,057.00; and

WHEREAS, these modifications are necessary to properly address the required work, the increased cost of the work is reasonable and funding is available in the Authority's CA-1-916 Comprehensive Improvement Assistance Program and Yerba Buena Plaza West Construction budgets;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute a contract amendment with Harding Lawson Associates to reflect the required changes in the Scope of Services and increasing their contract amount by $15,057.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3464 and Commissioner Chuck seconded the motion.

Resolution No. 3464 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3465

RESOLUTION DESIGNATING THE EXECUTIVE DIRECTOR AS THE AUTHORIZED AGENT TO EXECUTE A REQUEST FOR FUNDING FOR THE STATE PORTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FINANCIAL ASSISTANCE

WHEREAS, the Housing Authority of the City and County of San Francisco is a public entity established under the laws of the State of California; and

WHEREAS, a natural disaster in the form of an earthquake struck the bay area on October 17, 1989; and

WHEREAS, Housing Authority properties suffered major damage; and

WHEREAS, several city agencies made a determination to request Federal financial and state assistance under the Disaster Relief Act (Public Law 288, 93rd Congress) ("Federal Financial Assistance"); and

WHEREAS, the Board of Commissioners of the Housing Authority determined that there was a need to apply for this Federal and State Financial Assistance; and

WHEREAS, all of the damage survey reports have been completed and requests for funding must be submitted; and

WHEREAS, Resolution No. 3368, dated October 26, 1989, authorized the Executive Director to execute an application for the federal portion of the funding and inadvertently omitted authorizing the Executive Director to apply for the state portion of the federal and state financial assistance;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director or his designee is hereby authorized to execute an application and file it in the appropriate office for the purpose of obtaining Federal and State Financial Assistance.

2. The Executive Director of his designee is further authorized to provide to the State and to the Federal Emergency Management Agency (FEMA) all matters necessary to execute all required documents, agreements and assurances pertaining to such Federal and State Financial Assistance.

3. The Executive Director or his designee is further authorized to request funding from the State portion of FEMA.

4. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3465 and Commissioner Goode seconded the motion.

Resolution No. 3465 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 3466

RESOLUTION AUTHORIZING THE RENEWAL OF THE HOUSING AUTHORITY'S GENERAL LIABILITY INSURANCE FOR 1990/1991 POLICY YEAR WITH THE HOUSING AUTHORITY RISK RETENTION GROUP IN THE AMOUNT OF $369,843.51

WHEREAS, the Housing Authority is a member of a combined group of public housing authorities and redevelopment authorities that created a professionally managed, non-profit captive insurance company which is owned by and structured to insure, or reinsure exposures of its members; and

WHEREAS, the Housing Authority's membership with this captive insurance company, Housing Authority Risk Retention Group ("HARRG") will expire on June 1, 1990 at 12:00 am; and

WHEREAS, the Housing Authority through its agents and staff requested renewal quotations for liability coverage from the private insurance market, and those quotes were unobtainable; and

WHEREAS, the Housing Authority has received a reasonable quote from HARRG which includes lead-based paint liability coverage and this coverage satisfies all federal requirements; and

WHEREAS, renewal of its membership in this Housing Authority Risk Retention Group ("HARRG") will be advantageous to the Housing Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to renew the Housing Authority's membership with the Housing Authority Risk Retention group for the 1990/1991 policy year.

2. The Executive Director is hereby authorized to accept an insurance coverage which includes lead-based paint liability coverage.

3. The Executive Director is hereby authorized to make payment of the annual premium of $369,843.51 for the period of June 1, 1990 to June 1, 1991.

4. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3466 and Commissioner Goode seconded the motion.

Resolution No. 3466 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3467

RESOLUTION ELECTING TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT, AND FIXING THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO'S CONTRIBUTION FOR CRAFT EMPLOYEES AND ANNUITANTS AT DIFFERENT AMOUNTS

WHEREAS, Government Code Section 22850 provides the benefits of the Public Employees' Medical and Hospital Care Act to employees of local agencies contracting with the Public Employees' Retirement System on proper application by a local agency; and

WHEREAS, Government Code Section 22857 provides that a contracting agency may fix the amount of the employer's contribution for craft employees and the employer's contribution for annuitants at different amounts provided that the monthly contribution for annuitants shall be annually increased by an amount not less than five (5) percent of the monthly contribution for craft employees, until such time as the amounts are equal; and

WHEREAS, the Housing Authority of the City and County of San Francisco is a local agency contracting with the Public Employees' Retirement System; and

WHEREAS, the Housing Authority of the City and County of San Francisco desires to obtain for its craft employees and annuitants the benefit of the Act and to accept the liabilities and obligations of an employer under the Act and Regulations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Housing Authority of the City and County of San Francisco elects and it does hereby elect, to be subject to the provisions of the Public Employees' Medical and Hospital Care Act.

2. The full cost of the health benefits plan will be funded within the total hourly rate approved for each craft by HUD including the enrollment of his/her family members in a health benefit plan.

3. The Housing Authority of the City and County of San Francisco shall administer the contribution for each annuitant in the amount necessary to pay the cost of his/her enrollment, and shall contribute the amount of the enrollment of annuitant's family members, in a health benefit plan up to a maximum of one dollar ($1.00) per month.

4. The Housing Authority of the City and County of San Francisco's contribution for each annuitant shall be increased annually by five (5) percent of the monthly contribution for employees, until such time as the contributions are equal.

5. The contributions for employees and annuitants shall be in addition to those amounts contributed by the Housing Authority of the City and County of San Francisco for administrative fees and to the contingency Reserve Fund.

6. The Commission of the Housing Authority of the City and County of San Francisco appoints and directs, and does hereby appoint and direct the Executive Director to file with the Board of Administration of the Public Employees' Retirement System a verified copy of this resolution and to perform on behalf of the Housing Authority of the City and County of San Francisco all functions required of it under the Act and Regulations of the Board of Administration.

7. The Executive Director or his designee is hereby authorized to meet and confer with appropriate representative of the unions regarding the implementation of this resolution prior to the initiation of coverage under the Act.

8. Coverage under the Act shall be effective on July 1, 1990.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3467 and Commissioner Goode seconded the motion.

Resolution No. 3467 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 3468

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE PURCHASE ORDERS FOR THE PROCUREMENT OF FLOOR TILE ($14,735.00, EXCLUDING TAX) AND REPLACEMENT WINDOWS ($158,700.00, EXCLUDING TAX) FOR THE REMAINDER OF FISCAL YEAR 1989-90

WHEREAS, the Authority has escalated its program to rehabilitate vacant units throughout its developments, and in so doing has experienced an increased usage of materials and supplies; and

WHEREAS, in order to insure an adequate supply of essential building materials, the Authority solicited bids from Floorcraft, Ceiling Systems and Carpets International for seven hundred cases of floor tiles; and

WHEREAS, the Authority solicited bids from fifteen manufacturers of replacement windows nationwide, and advertised for bids in the Daily Pacific Builder and in the City and County of San Francisco MBE/WBE directory for replacement windows; and

WHEREAS, the Authority selected Floorcraft as the lowest, responsive, responsible bidder for the procurement of floor tiles based on the prices received from the bidders, and in accordance with procurement regulations, the Authority must award the purchase of floor tiles to Floorcraft; and

WHEREAS, the Authority received bids from American Energy Centers, Bob & Tom's Windows, Bonelli Enterprises and Polybau, Inc. for PVC replacement windows, and received bids from Bonelli Enterprises and Bob & Tom's Windows for aluminum replacement windows; and

WHEREAS, the Authority selected Bob & Tom's Windows as the lowest, responsive, responsible bidder for PVC replacement windows, and Bonelli Enterprises as the lowest, responsive, responsible bidder for aluminum replacement windows; and

WHEREAS, in accordance with the bid specifications and procurement regulations, the Authority must award the purchase of PVC replacement windows to Bob & Tom's Windows, and must award the purchase of aluminum replacement windows to Bonelli Enterprises; and

WHEREAS, funding for these materials was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Floorcraft to provide the Authority with floor tiles in an amount not to exceed $14,735.00, excluding tax.

2. The Executive Director is authorized to execute a purchase order for Bob & Tom's Windows to provide the Authority with PVC replacement windows in an amount not to exceed $105,100.00, excluding tax.

3. The Executive Director is authorized to execute a purchase order for Bonelli Enterprises to provide the Authority with aluminum replacement windows in an amount not to exceed $53,600.00, excluding tax.

4. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3468 and Commissioner Chuck seconded the motion.

Resolution No. 3468 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Arthur Andrews
Randall Evans, WACCO
Jewel Green, Hunters View
James Hawkins, Hunters Point
Susan Herbert, Independent
Addie/Eugene Jones, Section 8
Christine Neal, Alice Griffith
Alta Scales, Alemany
Mary M. Swanson, Westside
M. Verges, PAACN/CSFN
Ace Washington, WAPAC
Carlene Williams, Valencia Gardens

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of May 24, 1990 was adjourned at 7:03 p.m. The next regular meeting has been scheduled for June 14, 1990.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

(i) RESOLUTION NO. 3463

RESOLUTION AUTHORIZING THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) TO TRANSFER CONTRIBUTED FUNDS FROM THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO IN THE AMOUNT OF FIVE THOUSAND DOLLARS ($5,000.00) FOR THE INSURANCE CRISIS STUDY COMMITTEE TO CLPHA'S RESTRICTED RESERVE ACCOUNT

WHEREAS, the Housing Authority of the City and County of San Francisco ("the Authority") is a member of the Housing Authority Risk Retention Group ("HARRG") and the Council of Large Public Housing Authorities ("CLPHA"); and

WHEREAS, in 1986 the Authority contributed five thousand dollars ($5,000.00) to CLPHA's Development Fund for the Insurance Crisis Study Committee to investigate ways that Housing Authorities could meet the insurance crisis that was confronting public housing authorities across the country; and

WHEREAS, the Insurance Crisis Study Committee ultimately recommended the implementation of the Housing Authority Risk Retention Group; and

WHEREAS, HARRG has now refunded to CLPHA monies contributed by CLPHA to the development of HARRG; and

WHEREAS, the CLPHA Board of Directors has voted to ask contributors of said funds to allow CLPHA to transfer the funds to a CLPHA restricted reserve account; and

WHEREAS, said restricted account would be available only for use in future CLPHA litigation on behalf of its members, legislative drafting or special projects; and

WHEREAS, the Authority finds that the purposes of said restricted fund would benefit the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Transfer of the Authority's contributed funds in the amount of five thousand dollars ($5,000.00) to the CLPHA Development Fund for the Insurance Crisis Study Committee to CLPHA's restricted reserve fund is hereby approved.

2. The Executive Director is authorized to notify CLPHA of said approval.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3463 and Commissioner Goode seconded the motion.

Resolution No. 3463 was ADOPTED with one (1) NO vote from Commissioner Boileau.

(j) RESOLUTION NO. 3464

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH HARDING LAWSON ASSOCIATES MODIFYING THEIR SCOPE OF SERVICES AND INCREASING THEIR CONTRACT TOTAL BY $15,057 TO PROVIDE CONSULTING SERVICES ON THE ABATEMENT OF CONTAMINATED SOIL AT 1815 EGBERT AVENUE AND HAYES VALLEY, REMOVAL OF UNDERGROUND TANKS AT YERBA BUENA PLAZA WEST AND THE SOIL TESTING FOR TOXICS AT YERBA BUENA PLAZA WEST

WHEREAS, a contract was executed with the consulting firm of Harding Lawson Associates to assist in the abatement of contaminated soil at 1815 Egbert Avenue and Hayes Valley and the removal of underground tanks and testing of soil for toxics at Yerba Buena Plaza West; and

WHEREAS, the first phase of this effort involved detailed site inspections and monitoring and negotiations with the San Francisco Department of Public Health to determine the final extent of the work involved; and

WHEREAS, these completed inspections and discussions with the San Francisco Health Department now requires a modification to the original scope of the consultant's services and an increase in the consultants fee of $15,057.00; and

WHEREAS, these modifications are necessary to properly address the required work, the increased cost of the work is reasonable and funding is available in the Authority's CA-1-916 Comprehensive Improvement Assistance Program and Yerba Buena Plaza West Construction budgets;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute a contract amendment with Harding Lawson Associates to reflect the required changes in the Scope of Services and increasing their contract amount by $15,057.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3464 and Commissioner Chuck seconded the motion.

Resolution No. 3464 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3465

RESOLUTION DESIGNATING THE EXECUTIVE DIRECTOR AS THE AUTHORIZED AGENT TO EXECUTE A REQUEST FOR FUNDING FOR THE STATE PORTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FINANCIAL ASSISTANCE

WHEREAS, the Housing Authority of the City and County of San Francisco is a public entity established under the laws of the State of California; and

WHEREAS, a natural disaster in the form of an earthquake struck the bay area on October 17, 1989; and

WHEREAS, Housing Authority properties suffered major damage; and

WHEREAS, several city agencies made a determination to request Federal financial and state assistance under the Disaster Relief Act (Public Law 288, 93rd Congress) ("Federal Financial Assistance"); and

WHEREAS, the Board of Commissioners of the Housing Authority determined that there was a need to apply for this Federal and State Financial Assistance; and

WHEREAS, all of the damage survey reports have been completed and requests for funding must be submitted; and

WHEREAS, Resolution No. 3368, dated October 26, 1989, authorized the Executive Director to execute an application for the federal portion of the funding and inadvertently omitted authorizing the Executive Director to apply for the state portion of the federal and state financial assistance;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director or his designee is hereby authorized to execute an application and file it in the appropriate office for the purpose of obtaining Federal and State Financial Assistance.

2. The Executive Director of his designee is further authorized to provide to the State and to the Federal Emergency Management Agency (FEMA) all matters necessary to execute all required documents, agreements and assurances pertaining to such Federal and State Financial Assistance.

3. The Executive Director or his designee is further authorized to request funding from the State portion of FEMA.

4. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3465 and Commissioner Goode seconded the motion.

Resolution No. 3465 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 3466

RESOLUTION AUTHORIZING THE RENEWAL OF THE HOUSING AUTHORITY'S GENERAL LIABILITY INSURANCE FOR 1990/1991 POLICY YEAR WITH THE HOUSING AUTHORITY RISK RETENTION GROUP IN THE AMOUNT OF $369,843.51

WHEREAS, the Housing Authority is a member of a combined group of public housing authorities and redevelopment authorities that created a professionally managed, non-profit captive insurance company which is owned by and structured to insure, or reinsure exposures of its members; and

WHEREAS, the Housing Authority's membership with this captive insurance company, Housing Authority Risk Retention Group ("HARRG") will expire on June 1, 1990 at 12:00 am; and

WHEREAS, the Housing Authority through its agents and staff requested renewal quotations for liability coverage from the private insurance market, and those quotes were unobtainable; and

WHEREAS, the Housing Authority has received a reasonable quote from HARRG which includes lead-based paint liability coverage and this coverage satisfies all federal requirements; and

WHEREAS, renewal of its membership in this Housing Authority Risk Retention Group ("HARRG") will be advantageous to the Housing Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to renew the Housing Authority's membership with the Housing Authority Risk Retention group for the 1990/1991 policy year.

2. The Executive Director is hereby authorized to accept an insurance coverage which includes lead-based paint liability coverage.

3. The Executive Director is hereby authorized to make payment of the annual premium of $369,843.51 for the period of June 1, 1990 to June 1, 1991.

4. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3466 and Commissioner Goode seconded the motion.

Resolution No. 3466 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3467

RESOLUTION ELECTING TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT, AND FIXING THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO'S CONTRIBUTION FOR CRAFT EMPLOYEES AND ANNUITANTS AT DIFFERENT AMOUNTS

WHEREAS, Government Code Section 22850 provides the benefits of the Public Employees' Medical and Hospital Care Act to employees of local agencies contracting with the Public Employees' Retirement System on proper application by a local agency; and

WHEREAS, Government Code Section 22857 provides that a contracting agency may fix the amount of the employer's contribution for craft employees and the employer's contribution for annuitants at different amounts provided that the monthly contribution for annuitants shall be annually increased by an amount not less than five (5) percent of the monthly contribution for craft employees, until such time as the amounts are equal; and

WHEREAS, the Housing Authority of the City and County of San Francisco is a local agency contracting with the Public Employees' Retirement System; and

WHEREAS, the Housing Authority of the City and County of San Francisco desires to obtain for its craft employees and annuitants the benefit of the Act and to accept the liabilities and obligations of an employer under the Act and Regulations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Housing Authority of the City and County of San Francisco elects and it does hereby elect, to be subject to the provisions of the Public Employees' Medical and Hospital Care Act.

2. The full cost of the health benefits plan will be funded within the total hourly rate approved for each craft by HUD including the enrollment of his/her family members in a health benefit plan.

3. The Housing Authority of the City and County of San Francisco shall administer the contribution for each annuitant in the amount necessary to pay the cost of his/her enrollment, and shall contribute the amount of the enrollment of annuitant's family members, in a health benefit plan up to a maximum of one dollar ($1.00) per month.

4. The Housing Authority of the City and County of San Francisco's contribution for each annuitant shall be increased annually by five (5) percent of the monthly contribution for employees, until such time as the contributions are equal.

5. The contributions for employees and annuitants shall be in addition to those amounts contributed by the Housing Authority of the City and County of San Francisco for administrative fees and to the contingency Reserve Fund.

6. The Commission of the Housing Authority of the City and County of San Francisco appoints and directs, and does hereby appoint and direct the Executive Director to file with the Board of Administration of the Public Employees' Retirement System a verified copy of this resolution and to perform on behalf of the Housing Authority of the City and County of San Francisco all functions required of it under the Act and Regulations of the Board of Administration.

7. The Executive Director or his designee is hereby authorized to meet and confer with appropriate representative of the unions regarding the implementation of this resolution prior to the initiation of coverage under the Act.

8. Coverage under the Act shall be effective on July 1, 1990.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3467 and Commissioner Goode seconded the motion.

Resolution No. 3467 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 3468

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ISSUE PURCHASE ORDERS FOR THE PROCUREMENT OF FLOOR TILE ($14,735.00, EXCLUDING TAX) AND REPLACEMENT WINDOWS ($158,700.00, EXCLUDING TAX) FOR THE REMAINDER OF FISCAL YEAR 1989-90

WHEREAS, the Authority has escalated its program to rehabilitate vacant units throughout its developments, and in so doing has experienced an increased usage of materials and supplies; and

WHEREAS, in order to insure an adequate supply of essential building materials, the Authority solicited bids from Floorcraft, Ceiling Systems and Carpets International for seven hundred cases of floor tiles; and

WHEREAS, the Authority solicited bids from fifteen manufacturers of replacement windows nationwide, and advertised for bids in the Daily Pacific Builder and in the City and County of San Francisco MBE/WBE directory for replacement windows; and

WHEREAS, the Authority selected Floorcraft as the lowest, responsive, responsible bidder for the procurement of floor tiles based on the prices received from the bidders, and in accordance with procurement regulations, the Authority must award the purchase of floor tiles to Floorcraft; and

WHEREAS, the Authority received bids from American Energy Centers, Bob & Tom's Windows, Bonelli Enterprises and Polybau, Inc. for PVC replacement windows, and received bids from Bonelli Enterprises and Bob & Tom's Windows for aluminum replacement windows; and

WHEREAS, the Authority selected Bob & Tom's Windows as the lowest, responsive, responsible bidder for PVC replacement windows, and Bonelli Enterprises as the lowest, responsive, responsible bidder for aluminum replacement windows; and

WHEREAS, in accordance with the bid specifications and procurement regulations, the Authority must award the purchase of PVC replacement windows to Bob & Tom's Windows, and must award the purchase of aluminum replacement windows to Bonelli Enterprises; and

WHEREAS, funding for these materials was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Floorcraft to provide the Authority with floor tiles in an amount not to exceed $14,735.00, excluding tax.

2. The Executive Director is authorized to execute a purchase order for Bob & Tom's Windows to provide the Authority with PVC replacement windows in an amount not to exceed $105,100.00, excluding tax.

3. The Executive Director is authorized to execute a purchase order for Bonelli Enterprises to provide the Authority with aluminum replacement windows in an amount not to exceed $53,600.00, excluding tax.

4. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Mason moved to adopt Resolution No. 3468 and Commissioner Chuck seconded the motion.

Resolution No. 3468 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Arthur Andrews
Randall Evans, WACCO
Jewel Green, Hunters View
James Hawkins, Hunters Point
Susan Herbert, Independent
Addie/Eugene Jones, Section 8
Christine Neal, Alice Griffith
Alta Scales, Alemany
Mary M. Swanson, Westside
M. Verges, PAACN/CSFN
Ace Washington, WAPAC
Carlene Williams, Valencia Gardens

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of May 24, 1990 was adjourned at 7:03 p.m. The next regular meeting has been scheduled for June 14, 1990.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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PUBLIC NOTICE

Due to lack of a quorum, the regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco to have been held on Thursday, June 14, 1990 has been cancelled.

All pending matters will be discussed at the next regularly scheduled meeting to be held June 28, 1990.

David Gilmore
Secretary/Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JUNE 28, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William C. Drypolcher, Commissioner
   Carlene Williams, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

   (a) Seating of Commissioner William C. Drypolcher

   (b) Seating of Commissioner Carlene Williams

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - Approval of Change Order No. G-21 in the Amount of $106,328.00 at CAL 1-43, Yerba Buena Plaza West for the Construction of 203 Apartments and Community Center

(b) Resolution - Approval of Change Order No. G-14 in the Amount of $111,261.00 at CAL 1-43, Yerba Buena Plaza West for the Construction of 203 Apartments and Community Center

(c) Resolution - Authorizing the Executive Director to Enter into a Contract with Alart Mechanical Contractors for the Rehabilitation of Boilers and Heating System and the Abatement of Asbestos at Holly Courts, John F. Kennedy Towers and 363 Noe Street in the Amount of $248,160.00

(d) Resolution - Authorizing the Executive Director to Enter into a Contract with A. American Electrical and Service Company for Interior Hallway Lighting at 666 Ellis Street in the Amount of $10,168.00

(e) Resolution - Authorizing the Executive Director to Enter into a Contract with Malek Contractors, Inc. for the Restoration of Vacant Units at Sunnydale in the Amount of $139,622.00

(f) Resolution - For Contract Extension to J.F. Dayco Co. in the Amount of $32,256.00 for Professional Services

10. NEW BUSINESS (cont'd):

(g) Resolution - Authorizing the Executive Director to Enter into a Contract with PFW Associates, Inc. for the Restoration of Vacant Units at Yerba Buena Plaza East in the Amount of $572,596.00

(h) Resolution - For Approval of Change Order No. G-11 in the Amount of $18,544.00 at CAL 1-43, Yerba Buena Plaza West for the Construction of 203 Apartments and Community Center

(i) Resolution - For Approval of Change Order No. G-19 in the Amount of $5,678.00 at CAL 1-43,Yerba Buena Plaza West for the Construction of 203 Apartments and Community Center

(j) Resolution - Authorizing the Payment of Annual Dues for Membership in the National Association of Housing and Redevelopment Officials (NAHRO) in the Amount of $7,272.00

(k) Resolution - Authorizing the Submission of Application for Section 8 Moderate Rehabilitation McKinney Act Funding; and for Authority to Execute the Annual Contributions Contract (If such Application is Approved)

(l) Resolution - Authorizing the Executive Director to Enter into A Contract with Small Systems Computer Consultants for Programming Services on the System 38 through December 31, 1990 in an Amount not to Exceed $38,000.00

(m) Resolution - Authorizing the Submission of Application for Section 8 Moderate Rehabilitation Funding; and for Authority to Execute the Annual Contributions Contract (If such Application is Approved)

(n) Resolution - Authorizing the Submission of Application for Section 8 Certificate and Section 8 Voucher Funding; and for Authority to Execute the Annual Contributions Contract (If such Application is Approved)

(o) Resolution - Authorizing the Executive Director to Execute a Lease with the Far West Laboratory, San Francisco Head Start Program for the Rental of Space at the Westside Courts Development for the Operation of a Day Care Facility

(p) Resolution - Approving the Operating Budget for the Period October 1, 1990 to September 30, 1991 Covering Low Income Projects under Contract SF-255

(q) Resolution - Authorizing the Executive Director to Enter into Contract with Marquis and Associates in the Amount of $87,020.00 and with Fleming Corporation in the Amount of $85,775.00 for the Development of an Architectural Masterplan for Sunnydale, CAL 1-3

(r) Resolution - Authorizing the Executive Director to Execute Purchase Orders to Increase the Encumbrances for Legal Services ($100,000), Moving and Storage Services ($30,000), Dental Benefits ($10,000), Elevator Repair Services ($160,000), Garbage Disposal Site Fees ($10,000) and Appliances ($450,000) for the Remainder of Fiscal Year 1989-1990

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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June 25, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, June 28, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
minutes of the meeting

Regular Meeting Held:
Thursday, June 28, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, June 28, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:04 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Robert J. Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

Mr. Gilmore informed the Commission that the Authority has received from the Office of the Mayor certified copies of documents relating to the appointment of William Drypolcher.

Commissioner Chuck moved that the documents be accepted and filed. Commissioner Reen seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Mr. Gilmore informed the Commission that the Authority has received from the Office of the Mayor certified copies of documents relating to the appointment of Carlene Williams.

Commissioner Goode moved that the documents be accepted and filed. Commissioner Chuck seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Mr. Gilmore informed the Commission that the Authority has received from the Office of the Mayor certified copies of documents relating to the re-appointment of Rev. Harry Chuck.

Commissioner Reen moved that the documents be accepted and filed. Commissioner Goode seconded the motion. The motion was UNANIMOUSLY ADOPTED.

2. APPROVAL OF AGENDA:

Commissioner Goode moved to approve the agenda of June 28, 1990 and Commissioner Chuck seconded the motion.

Commissioner Reen moved to amend the agenda of June 28, 1990 to add items (s) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EUROPEAN HOME DESIGN FOR THE RESTORATION OF VACANT UNITS AT WESTBROOK APARTMENTS - SOUTH IN THE AMOUNT OF $346,456.00 and (t) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH AGBAYANI CONSTRUCTION, INC. FOR RESTORATION OF VACANT UNITS AT WESTBROOK APARTMENTS NORTH IN THE AMOUNT OF $206,830.00 under 10. NEW BUSINESS and Commissioner Chuck seconded the motion.

The agenda of June 28, 1990 was UNANIMOUSLY APPROVED as amended.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of May 24, 1990 and Commissioner Reen seconded the motion.

The minutes of May 24, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore addressed the Commission regarding the budget including decentralization and the Affirmative Action Advisory Task Force.

6. COMMITTEE REPORT:

Commissioner Chuck informed the Commission that the Finance Committee met to discuss the budget.

Commissioner Goode made a presentation on substance abuse and family violence.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Also, Counsel requested Executive Session authorized under Government Code Section 54956.9(a) for discussion of pending litigation.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: welcome to new Commissioners, introduction of new officers of PHTA, and a request for the direct phone numbers of the Housing Authority administrative staff.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3469

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-21
IN THE AMOUNT OF $106,328.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with DOW BUILDERS for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-21 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-21 in the amount of $106,328.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3469 and Commissioner Reen seconded the motion.

Resolution No. 3469 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3470

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-14
IN THE AMOUNT OF $111,261.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with DOW BUILDERS for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority is required to add the scope of the work described by Change Order G-14; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-14 in the amount of $111,261.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3470 and Commissioner Chuck seconded the motion.

Resolution No. 3470 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3471

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALART MECHANICAL CONTRACTORS FOR THE REHABILITATION OF BOILERS AND HEATING SYSTEM AND THE ABATEMENT OF ASBESTOS AT HOLLY COURTS, JOHN F. KENNEDY TOWERS AND 363 NOE STREET IN THE AMOUNT OF $248,160.00

****

WHEREAS, on April 16, 1990 this Authority advertised for bids to rehabilitate boiler systems and abate asbestos at Holly Courts, J.F. Kennedy Towers and 363 Noe Street; and

WHEREAS, on May 16, 1990 the following three bids were received and publicly opened and read aloud:

Bidder	Bid Amount
ALART MECHANICAL	$248,160.00
BAY AREA MECHANICAL	$275,875.00
OCEAN SHORE BOILER WORKS	$433,000.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-916 C.I.A.P. budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director Secretary is authorized to award a contract for said work to Alart Mechanical in the amount of $248,160.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3471 and Commissioner Chuck seconded the motion.

Resolution No. 3471 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3472

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A. AMERICAN ELECTRIC AND SERVICE COMPANY FOR INTERIOR HALLWAY LIGHTING AT 666 ELLIS STREET IN THE AMOUNT OF $10,168.00.

****

WHEREAS, on March 28, 1990 this Authority advertised for bids to upgrade interior hall lighting at 666 Ellis Street; and

WHEREAS, on April 24, 1990 the following two bids were received and publicly opened and read aloud:

Bidder	Bid Amount
A. AMERICAN ELECTRIC AND SERVICE COMPANY	$10,168.00
J.L. JOHNSTON	$14,663.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1989 Community Development Block Grant Program:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to A. American Electric and Service Company in the amount of $10,168.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3472 and Commissioner Goode seconded the motion.

Resolution No. 3472 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3473

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MALEK CONTRACTORS, INC. FOR RESTORATION OF VACANT UNITS AT SUNNYDALE IN THE AMOUNT OF $139,622.00

****

WHEREAS, on May 15, 1990, this Authority advertised for bids to Restore Vacant Units at Sunnydale; and

WHEREAS, on June 5, 1990, the following three bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. Malek Contractors, Inc.	$139,622.00
2. PFW Associates, Inc.	$324,083.00
3. Verrett Construction	$324,469.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1990 Community Development Block Grant Program Budget; and

WHEREAS, the Executive Director has authorized the execution of a contract with this contractor so that the rehabilitation of these apartments can proceed at the earliest date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Commission confirms the Executive Director's action to execute a contract for said work with Malek Contractors, Inc., in the amount of $139,622.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3473 and Commissioner Drypolcher seconded the motion.

Resolution No. 3473 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3474

RESOLUTION FOR CONTRACT EXTENSION TO J.F. DAYCO CO.,
IN THE AMOUNT OF $32,256.00
FOR PROFESSIONAL SERVICES

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", is commencing a final phase of its boiler system construction program; and

WHEREAS, the Authority does not presently employ qualified, available personnel among its employees with proper experience to administer the Authority's routine responsibilities under the boiler system construction contracts; and

WHEREAS, the Authority's efforts to find available qualified personnel has not been successful; and

WHEREAS, the J.F. Dayco Co., a minority-owned professional engineering placement agency, proposed services of its contract employees and its services were found satifactory; and

WHEREAS, the Authority entered into a limited-tenure, sole-source contract with J.F. Dayco Co., under the date of May 18th, 1990, for employee placement services; and

WHEREAS, the initial time of engagement under that contract is now exhausted and the Authority desires to continue these services from June 11th, 1990, for six (6) months additional without interruption; and

WHEREAS, funds for proposed extension are available in the CIAP CA 1-917 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The sole-source professional services contract with J.F. Dayco Company is extended effective 6/11/90 for an amount to not to exceed $32,256.00.

2. The Secretary/Executive Director is authorized to execute such extension upon proper execution of all required documentation.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3474; and Commissioner Reen seconded the motion.

(g) RESOLUTION NO. 3475

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PFW ASSOCIATES, INC. FOR THE RESTORATION OF VACANT UNITS AT YERBA BUENA PLAZA EAST IN THE AMOUNT OF $572,596.00

****

WHEREAS, on May 4, 1990, this Authority advertised for bids to Restore Vacant Units at Yerba Buena Plaza East; and

WHEREAS, on June 6, 1990, the following two bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. PFW Associates, Inc.	$572,596.00
2. Malek Contractors, Inc.	$567,975.00

WHEREAS, the low bid submitted by Malek Contractors, Inc. was incomplete and therefore did not meet the bidding requirements; and

WHEREAS, the second low bid submitted by PFW Associates, Inc. has been evaluated, and it has been determined this bidder is a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by P.F.W. Associates, Inc. have been reviewed and found to be in order; and

WHEREAS, the acceptable bid is within the funding available in the CA-1-917 C.I.A.P. and 1990 C.D.B.G. budgets; and

WHEREAS, the Executive Director has authorized the execution of a contract with this contractor so that the rehabilitation of these apartments can proceed at the earliest date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Commission confirms the Executive Director's action to execute a contract for said work with PFW Associates, Inc., in the amount of $572,596.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3475 and Commissioner Chuck seconded the motion.

Resolution No. 3475 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3476

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-11
IN THE AMOUNT OF $18,544.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with DOW BUILDERS for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority staff has reviewed costs proposed by the Contractor for the work of Change Order G-11 and found the costs fair and equitable; and

WHEREAS, the Executive Director/Secretary concluded the Change Order work described by Change Order No. G-11 was in the best interest of the Authority and directed such work to commence; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-11 in the amount of $18,544.00 to Dow Builders is hereby ratified.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3476 and Commissioner Reen seconded the motion.

Resolution No. 3476 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3477

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-19
IN THE AMOUNT OF $ 5,678.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereinafter called "the Authority", entered in a construction contract with DOW BUILDERS, hereinafter called "the Contractor", for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, Authority staff has reviewed costs proposed by the Contractor for the work of Change Order G-19 and found the costs fair and equitable; and

WHEREAS, the Executive Director/Secretary concluded the Change Order work described by Change Order No. G-19 was in the best interest of the Authority and directed such work to commence; and

WHEREAS, funds in the amount of said Change Order are available in CIAP Budget CA 39-P001-043;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-19 in the amount of $5,678.00 to Dow Builders is hereby ratified.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3477 and Commissioner Reen seconded the motion.

Resolution No. 3477 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3478

RESOLUTION AUTHORIZING THE PAYMENT OF ANNUAL DUES FOR MEMBERSHIP IN THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS (NAHRO) IN THE AMOUNT OF $7,272.00

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, the San Francisco Housing Authority has received an invoice in the amount of $7,272.00 for dues in the Fiscal Year 1989-90 for national and chapter association membership; and

WHEREAS, membership in the National Association of Housing and Redevelopment Officials (NAHRO) has been and will continue to be valuable to the Authority; and

WHEREAS, funds are provided in the Fiscal Year 1989-90 Operating and Section 8 Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Payment be made to the National and Chapter Associations of the National Association of Housing and Redevelopment Officials (NAHRO) in the amount of $7,272.00.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3478 and Commissioner Reen seconded the motion.

Resolution No. 3478 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3479

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS UNDER THE MCKINNY ACT OF THE MODERATE REHABILITATION PROGRAMS; AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT (IF ANY SUCH APPLICATIONS ARE APPROVED)

* *

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on May 10, 1989, The Department of Housing and Urban Development (HUD) published a Notice of Funding Availability (NOFA) for approximately 2,000 units nationwide of SRO funding under the Stewart B. McKinney Homeless Assistance Act of the Section 8 Moderate Rehabilitation Program; and

WHEREAS, the San Francisco Housing Authority desires to submit selected applications for funding under this NOFA. In addition, the authority to execute the Annual Contributions Contract by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE PHA AS FOLLOWS:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of applications for the above specified funds under the Moderate Rehabilitation Program and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if any such applications are approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3479 and Commissioner Reen seconded the motion.

Resolution No. 3479 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 3480

****

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH SMALL SYSTEMS COMPUTER CONSULTANTS FOR PROGRAMMING SERVICES ON THE SYSTEM 38 THROUGH DECEMBER 31, 1990 IN AN AMOUNT NOT TO EXCEED $38,000.00

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WHEREAS, the Authority must maintain its System 38 software program in a functional and responsive manner in order to perform its administrative duties and responsibilities; and

WHEREAS, the Authority currently cannot fulfill its System 38 programming requirements with in-house personnel, and therefore must contract for these services from a knowledgeable and capable contractor until the in-house position to perform such services is filled; and

WHEREAS, the Authority has placed advertisements in all the Bay Area major newspapers for the purpose of hiring an individual to perform the required work as an employee, that said advertisements have been fruitless thus far, and because the services are of a critical and very technical nature, and are an exigency that requires immediate, uninterrupted coverage, the Authority must secure such services from an outside source; and

WHEREAS, the Authority did solicit offers from an adequate number of potential contractors to perform the services required and performed a cost analysis based on the solicitation, and found that Small Systems Computer Consultants could provide the services in a manner that is most advantageous to the agency cost and other factors considered; and

WHEREAS, in accordance with the procurement regulations under 24 CFR, Part 85.36(b), the Authority may contract with Small Systems Computer Consultants to perform the services required; and

WHEREAS, funding for maintaining the software programs on the System 38 was approved by the Commission as part of the Authority's operating budget in fiscal year 1989 - 1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a contractual agreement with Small Systems Computer Consultants through December 31, 1990 in an amount not to exceed $38,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution [illegible], and Commissioner Goode seconded the motion.

(m) RESOLUTION NO. 3481

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 MODERATE REHABILITATION FUNDING; AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT (IF SUCH APPLICATION IS APPROVED)

* *

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on June 14, 1990, in its concern for housing needs as a result of the October 17, 1989 earthquake, the Department of Housing and Urban Development (HUD) published a Notice of Funding Availability to Housing Authorities to apply for the Moderate Rehabiliation Program; and

WHEREAS, the San Francisco Housing Authority intends to submit an application for funding for approximately 350 Moderate Rehabilitation units; and

WHEREAS, the authority desires to submit an application for these funds and the authority to execute the Annual Contributions Contract by the Executive Director of the San Francisco Housing Authority must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of the Section 8 Moderate Rehabilitation Program application and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3481 and Commissioner Reen seconded the motion.

Resolution No. 3481 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 3482

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS FOR SECTION 8 HOUSING VOUCHERS AND SECTION 8 CERTIFICATES AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACTS (IF SUCH APPLICATIONS ARE APPROVED)

* *

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on June 11, 1990, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Certificates and Vouchers.

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on July 26, 1990. This short application period warrants immediate Board action.

WHEREAS, the Authority desires to submit applications for these funds and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Vouchers and Section 8 Certificates and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contracts, if such applications are approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3482 and Commissioner Williams seconded the motion.

Resolution No. 3482 was UNANIMOUSLY ADOPTED.

(o) RESOLUTION NO. 3483

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LEASE WITH THE FAR WEST LABORATORY, SAN FRANCISCO HEAD START PROGRAM FOR THE RENTAL OF SPACE AT THE WESTSIDE COURTS DEVELOPMENT FOR THE OPERATION OF A DAY CARE FACILITY

WHEREAS, the Authority wishes to lease the ground floor community center space at 2400 Post Street in its Westside Courts Development to the Far West Laboratory, San Francisco Head Start Program; and

WHEREAS, the use of the space, consisting of a large community room, office space, bathroom and kitchen area, is intended for the operation of a child care facility for residents of Westside Courts, and

WHEREAS, the Authority finds that the Lessee is qualified to perform the services and maintain the property per the agreement for the leased premises; and

WHEREAS, the Head Start Program agrees to offer first priority for enrollment to qualified residents of Westside Courts prior to the extending services to the community at large; and

WHEREAS, such a lease agreement is in the best interest of the Authority and will provide residents with conveniently located family support services;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a lease agreement with the Far West Laboratory, San Francisco Head Start Program for the lease of community space in the Westside Courts Development per the Lease Agreement, attached hereto as Exhibit A.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3483 and Commissioner Reen seconded the motion.

Resolution No. 3483 was UNANIMOUSLY ADOPTED.

(p) RESOLUTION NO. 3484

RESOLUTION APPROVING THE OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1990 TO SEPTEMBER 30, 1991 COVERING LOW INCOME PROJECTS UNDER CONTRACT SF-265

* *

WHEREAS, there is attached hereto and marked Exhibit "A", the Budget in summary form for the Low Income Housing Program Operating Budget for the period of October 1, 1990 through September 30, 1991; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1990 will not be less than that amount equal to 20% of the sum of the "Family Income"; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a "salary" positions will exceed 100% allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget presented by the Executive Director in the document entitled "SAN FRANCISCO HOUSING AUTHORITY - OPERATING BUDGET - FISCAL YEAR 1990-1991" is hereby approved for submission to HUD Area Office.

2.) This Resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3484 and Commissioner Reen seconded the motion.

Resolution No. 3484 was UNANIMOUSLY ADOPTED.

(q) RESOLUTION NO. 3485

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH MARQUIS AND ASSOCIATES IN THE AMOUNT OF $87,020.00 AND WITH FLEMING CORPORATION IN THE AMOUNT OF $85,775.00 FOR THE DEVELOPMENT OF AN ARCHITECTURAL MASTERPLAN FOR SUNNYDALE, CAL 1-3.

****

WHEREAS, the Sunnydale development has been selected for comprehensive modernization; and

WHEREAS, the design of this complex requires the services of qualified architects to develop a detailed Masterplan for this effort; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by twelve architectural firms and determined that Marquis and Associates is the most appropriate consultant to coordinate the development of the Masterplan and to prepare the site and landscaping portion of the Plan and that Fleming Corporation is the most appropriate consultant to prepare the apartment and building portions of the Plan; and

WHEREAS, Marquis and Associates has proposed a fee of $87,020.00 to provide services for their portion of the Plan; and

WHEREAS, Fleming Corporation has proposed a fee of $85,775.00 to provide services for their portion of the Plan; and

WHEREAS, these fees are within the funding available in the CA-1-917 C.I.A.P. budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of these contracts.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director Secretary is authorized to award a contract for said work to Marquis and Associates for $87,020.00 and to Fleming Corporation for $85,775.00.

2. This authorization becomes effective upon approval of the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3485 and Commissioner Williams seconded the motion.

Resolution No. 3485 was UNANIMOUSLY ADOPTED.

(r) RESOLUTION NO. 3486

****

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS TO INCREASE THE ENCUMBRANCES FOR LEGAL SERVICES ($100,000), MOVING AND STORAGE SERVICES ($30,000), DENTAL BENEFITS ($10,000), ELEVATOR REPAIR SERVICES ($160,000), GARBAGE DISPOSAL SITE FEES ($10,000) AND APPLIANCES ($450,000) FOR THE REMAINDER OF FISCAL YEAR 1989 - 1990

****

WHEREAS, in order for the Authority to administer its programs and provide services to its residents and staff in an effective and proper manner, the services of a variety of vendors have been secured as follows:

Alexander, Millner & McGee - Provision for outside counsel as support in litigation matters from time to time.

Cunningham Moving & Storage - Provision for moving and storage services for evicted units throughout the Authority's developments.

L.F. Winsten & Associates - Provision for the payment of dental plan premiums for all Authority employees. This plan was selected as the most comprehensive one available within the budgetary limitations of the Authority.

Millar Elevator Service Co. - Provision for services to include labor, parts, materials and equipment for the nonroutine repairs to elevators in Authority housing developments.

Sanitary Land Fill - Provision for dumping costs at refuse disposal site.

WCI Major Appliance Group - Provision for services related to the purchase, delivery and hook-up of refrigerators and gas ranges in Senior and Family units.

WHEREAS, such services are necessary for the daily operation of the Authority, and thus, funds must be extended to provide the use of these services for the remainder of the current fiscal year; and

WHEREAS, [illegible]

WHEREAS, funding for the services detailed above is included as part of the Authority's revised operating budget for Fiscal Year 1989 - 1990, except for dumping costs and the purchase of appliances, which shall be funded through the Comprehensive Improvement Assistance Program (CIAP) and the revised operating budget, and except for dental premiums, which shall be funded through the miscellaneous fund for Fiscal Year 1989 - 1990.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT.

1. The Executive Director is authorized to execute purchase orders to extend funding for the services detailed above in amounts not to exceed the following.

   Alexander, Millner & McGee - $100,000.00

   Cunningham Moving & Storage - $30,000.00

   L.F. Winsten & Associates - $10,000.00

   Millar Elevator Service Co. - $160,000.00

   Sanitary Land Fill - $10,000.00

   WCI Major Appliance Group - $450,000.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3486 and Commissioner Goode seconded the motion.

Resolution No. 3486 was UNANIMOUSLY ADOPTED.

(s) RESOLUTION NO. 3487

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EUROPEAN HOME DESIGN FOR THE RESTORATION OF VACANT UNITS AT WESTBROOK APARTMENTS - SOUTH IN THE AMOUNT OF $346,456.00.

****

WHEREAS, on May 11, 1990 this Authority advertised for bids to restore vacant units at Westbrook Apartments - South; and

WHEREAS, on June 5, 1990 the following three bids were received and publicly opened and read aloud:

Bidder	Bid Amount
European Home Design	$346,456.00
P.F.W. Associates, Inc.	$352,300.00
Malek Construction, Inc.	$387,398.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1990 Community Development Block Grant Program; and

WHEREAS, The Executive Director has authorized the execution of a contract with this contractor so that the rehabilitation of these apartments can proceed at the earliest possible date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission confirms the Executive Director's action to execute a contract for said work to European Home Design, in the amount of $346,456.00

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3487 and Commissioner Goode seconded the motion.

Resolution No. 3487 was UNANIMOUSLY ADOPTED.

(t) RESOLUTION NO. 3488

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH AGBAYANI CONSTRUCTION, INC. FOR RESTORATION OF VACANT UNITS AT WESTBROOK APARTMENTS NORTH IN THE AMOUNT OF $206,830.00.

****

WHEREAS, on May 11, 1990 this Authority advertised for bids to restore vacant units at Westbrook Apartments North; and

WHEREAS, on June 5, 1990 the following two bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Agbayani Construction, Inc.	$206,830.00
P.F.W. Associates, Inc.	$630,300.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the 1990 Community Development Block Grant Program; and

WHEREAS, The Executive Director has authorized the execution of a contract with this contractor so that the rehabilitation of these apartments can proceed at the earliest possible date.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission confirms the Executive Director's action to execute a contract for said work to Agbayani Construction, Inc., in the amount of $206,830.00.

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3488 and Commissioner Williams seconded the motion.

Resolution No. 3488 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Charles Amerson, Hayes Valley Tenants Assoc.
Eugene Boda
Deborah Craig, San Francisco Head Start
Ann M. Ingle, Hayes Valley Tenants Assoc.
Kenneth Kim
Mary Lou McAlister, Valencia Gardens Seniors
Ernie L. Meriweather, Tenants Assoc.
Janelle Pierce, Westbrook
Robert L. Speer, PADS
Brenda Stringer, Sunnydale Tenants Assoc.
Ace Washington, WAPAC
Linda Williams, Section 8

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of June 28, 1990 was adjourned to Executive Session at 6:31 p.m. The next regular meeting has been scheduled for July 12, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

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July 9, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, July 12, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JULY 12, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

    (a) Resolution - Ratifying the Execution of a Purchase Order for the Procurement of Replacement Windows from Ventana Aluminum Manufacturing Co. ($15,000.00) for Force Account Vacant Unit Rehabilitation Work

    (b) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Locks ($13,800.00) and Paint ($20,100.00) during Fiscal Year 1989-90

    (c) Resolution - For Approval of Contract Modification to George Miers and Associates for Additional Architectural Services during Construction of the Housing Rehabilitation Project at CAL 1-16, Alemany Housing in the Amount not to Exceed $10,000.00

    (d) Resolution - Authorizing the Executive Director Travel to Attend Meeting of CLPHA Distressed Public Housing Committee and to Conduct Other Business between July 23 and July 25, 1990

    (e) Resolution - Commending Wavylon Butler on the Occasion of her Retirement

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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7/12/90

[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, July 12, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, July 12, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:12 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

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ABSENT: Robert J. Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Dabrenia Madison, Asst. Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Drypolcher moved to amend the agenda of July 12, 1990 to add item (f) under 10. NEW BUSINESS to change the annual meeting date from August 9, 1990 to August 23, 1990 and Commissioner Williams seconded the motion. The motion was UNANIMOUSLY ADOPTED.

Commissioner Chuck moved to approve the agenda of July 12, 1990 as amended and Commissioner Goode seconded the motion.

The agenda of July 12, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approve the minutes of June 28, 1990 and Commissioner Williams seconded the motion.

The minutes of June 28, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore informed the Commission that the Authority softball team had won the City-wide benefit softball tournament.

Mr. Gilmore also informed the Commission that he would present a "State of the Authority" report to the Commission on August 23, 1990 during the Commission meeting.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Alta Faye Scales informed the Commission that Ms. Cleola Richardson could not attend the Commission meeting and introduced Ms. Alma Lark to the Commission. Ms. Alma Lark informed the Commission that PHTA had elected not to send a representative to the Committee being established to discuss affirmative action.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3489

RESOLUTION RATIFYING THE EXECUTION OF
A PURCHASE ORDER FOR THE PROCUREMENT OF REPLACEMENT
WINDOWS FROM VENTANA ALUMINUM MANUFACTURING CO.
($15,000.00) FOR FORCE ACCOUNT VACANT UNIT
REHABILITATION WORK

WHEREAS, the authority wishes to provide an adequate supply of replacement windows for the ongoing rehabilitation of vacant units; and

WHEREAS, the Authority solicited and awarded bids for the procurement of replacement windows Authority-wide on May 18, 1990, the results of which were protested by some of the respondents; and

WHEREAS, the Authority determined that an immediate need existed for replacement windows while the protest was reviewed and responded to, and that this exigency was due to potential vandalism of substantially renovated vacant units if windows were not installed and the units not leased within a short period of time; and

WHEREAS, the Authority decided to use the results from an unprotested bid held on May 1, 1990, in which the Authority received quotes from A-Taylor Made Windows, Bob & Tom's Windows, Bonelli Enterprises, Ventana Aluminum Manufacturing Co. and Window Express to provide replacement windows to the Authority, and on a per item basis, selected Ventana Aluminum Manufacturing Co. as the lowest, responsive, responsible bidder for 28 3/4' x 50 7/8" aluminum windows, 58 3/4" x 35" aluminum windows, 58 3/4" x 41" aluminum windows, 88 3/4" x 35" aluminum windows and 46 3/4" x 35" aluminum windows; and

WHEREAS, the selection of the vendor for providing the aluminum replacement windows was performed in accordance with the applicable procurement regulations stated in the Code of Federal Regulations, 24 CFR, part 85.36(b), and the Comprehensive Improvement Assistance Program (CIAP) requirements provided for in the U.S. Department of Housing and Urban Development (HUD) Handbook 7485.1, Rev-4; and

WHEREAS, the Authority, due to public exigency, may procure windows from Ventana Aluminum Manufacturing Co., based on the aforementioned bid results, without further solicitations being conducted; and

WHEREAS, funding for the procurement of the aluminum replacement windows is available from the Comprehensive Improvement Assistance Program (CIAP) for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners hereby ratifies the execution of a purchase order with Ventana Aluminum Manufacturing Co. for the procurement of aluminum replacement windows in an amount not to exceed $15,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3489 and Commissioner Williams seconded the motion.

Resolution No. 3489 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3490

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF LOCKS ($13,800.00) AND PAINT ($20,100.00) DURING FISCAL YEAR 1989-90

WHEREAS, the Authority wishes to provide adequate materials and supplies to rehabilitate and maintain its facilities in a manner that promotes a clean and safe environment for its residents; and

WHEREAS, the Authority solicited price quotes from Fox Hardware, Portola Hardware and Wilco Supply for Schlage 1/2 inch deadbolt locks (B480-605), passage latches (A10S-PLY-605), patio button locks (A30PD-PLY-605) and closet latches (A20S-PLY-605) to be used in furtherance of the rehabilitation of vacant units; and

WHEREAS, the Authority reviewed and evaluated the quotes received and selected Wilco Supply as the lowest, responsive, responsible bidder for each of the aforementioned locks; and

WHEREAS, the Authority solicited bids for paint per its Request for Quotations, number 004-90, in January 1990 and selected Sinclair Paint Company as the lowest, responsive, responsible bidder for five gallon pails of latex paint; and

WHEREAS, in accordance with Federal procurement regulations, 24 CFR, part 85.36, the Authority must award to the lowest, responsive, responsible bidders; and

WHEREAS, in that Wilco Supply is the lowest, responsive, responsible bidder for each of the locks described herein and Sinclair Paint Company is the lowest, responsive, responsible bidder for the paint described herein, the Authority must award the bids to these vendors in compliance with the Federal procurement regulations; and

WHEREAS, funding for the procurement of the locks and paint is available from the Authority's operating budget and Comprehensive Improvement Assistance Program (CIAP) for Fiscal Year 1989-90;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Wilco Supply for deadbolt locks, passage latches, patio locks and closet latches in an amount not to exceed $13,800.00.

2. The Executive Director is authorized to execute a purchase order with Sinclair Paint Company for five gallon pails of latex paint in an amount not to exceed $20,100.00.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3490 and Commissioner Chuck seconded the motion.

Resolution No. 3490 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3491

RESOLUTION FOR APPROVAL OF CONTRACT MODIFICATION TO GEORGE MIERS AND ASSOCIATES FOR ADDITIONAL ARCHITECTURAL SERVICES DURING CONSTRUCTION OF THE HOUSING REHABILITATION PROJECT AT CAL 1-16, ALEMANY HOUSING, IN THE AMOUNT NOT TO EXCEED $10,000.00

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered into an architectural design and construction services contract with George Miers and Associates, hereinafter called "the Architect," for the CAL 1-16, Alemany Housing, rehabilitation project; and

WHEREAS, the Authority has need of additional services from the Architect during the construction until a staffing vacancy is filled; and

WHEREAS, the Architect has agreed to provide requested services on time-and-material basis at hourly rates established in the original contract; and

WHEREAS, funds are available in the CIAP CA1-917 budget to the proposal contract modification limit of ten thousand dollars ($10,000);

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The contract modification for additional services from George Miers and Associates for an amount not-to-exceed $10,000 is approved.

2. The Executive Director is authorized to enter into agreement with the Architect on behalf of the Board of Commissioners.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3491 and Commissioner Drypolcher seconded the motion.

Resolution No. 3491 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3492

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TRAVEL TO ATTEND MEETING OF THE CLPHA DISTRESSED PUBLIC HOUSING COMMITTEE AND TO CONDUCT OTHER BUSINESS BETWEEN JULY 23-25, 1990

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities; and

WHEREAS, the Council of Large Public Housing Authorities is holding a meeting in Washington, DC of its Committee on Distressed Public Housing; and

WHEREAS, David Gilmore, Executive Director, is a member of the Distressed Projects Committee of the Council of Large Public Housing Authorities; and

WHEREAS, the meeting will be among Executive Directors of other large housing authorities and discussions will include the modernization of distressed public housing, as well as other matters; and

WHEREAS, the Authority deems that the attendance of the Executive Director at the aforementioned meeting is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to travel to Washington, DC between July 23-25, 1990.

2. Travel be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3492 and Commissioner Chuck seconded the motion.

Resolution No. 3492 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3493

RESOLUTION COMMENDING WAVYLON BUTLER
ON THE OCCASION OF HER RETIREMENT

WHEREAS, Wavylon Butler will retire from the Housing Authority of the City and County of San Francisco effective July 13, 1990 after twenty-six (26) years of service; and

WHEREAS, during her career as an employee she has faithfully and diligently discharged her duties in several capacities and has had several promotions ranging from Accounts Receivable Clerk to Delinquent Rent Specialist; and

WHEREAS, it was known at the time Wavylon Butler was hired that she possessed the personality, qualifications and skills to execute her duties with great diligence; and

WHEREAS, because of this ability, Ms. Butler has gained the respect of the Commission of this Authority, the staff and her fellow employees for her loyalty, as well as for her efficiency and dedicated service;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That this Commission extends to Wavylon Butler its appreciation for long and faithful service; and

2. That this Commission extends its best wishes for a very happy retirement.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3493 and Commissioner Goode seconded the motion.

Resolution No. 3493 was UNANIMOUSLY ADOPTED.

(f) Commissioner Chuck moved to change the annual meeting date from August 9, 1990 to August 23, 1990 and Commissioner Goode seconded the motion.

The motion was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Arthur Andrews
Paul L. Flanagan
Ricky Graham, WAPAC
Alma L. Lark
Ernie Meriweather
Barbara Meskunas, Beideman Area Neighborhood Group
Christine Neal, Alice Griffith
Janelle Pierce
Alta Faye Scales, PHTA
Robert L. Speer, PADS
Margaret Verges, PAACN
Ace Washington, WAPAC
Yolanda Westry
Linda Williams, Section 8

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of July 12, 1990 was adjourned at 5:31 p.m. The next regular meeting has been scheduled for July 26, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JULY 26, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

    (a) Resolution - Authorizing the Executive Director to Prepare and Submit an Application for Funding under the Major Reconstruction of Obsolete Public Housing Developments (MROP) Program for the Hayes Valley Development, CAL 1-18(7)

    (b) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $103,506.25

    (c) Resolution - Authorizing the Preparation and Submittal of an Application to the Mayor's Office of Community Development for the 1991 Community Development Program

11. VISITORS:

12. ADJOURNMENT:

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David Gilmore Jr. h.
DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

[MINUTES]

Regular Meeting Held:
Thursday, July 26, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, July 26, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:06 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Boileau moved to approve the agenda of July 26, 1990 and Commissioner Reen seconded the motion.

The agenda of July 26, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of July 12, 1990 and Commissioner Reen seconded the motion.

The minutes of July 12, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore informed the Commission that the Authority Youth Basketball league had finished its first season of play.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: coordination between the seniors city-wide council, plans to have elections at all developments by the end of September, no social workers dealing with seniors in family housing. Also Ms. Manning thanked the Commission regarding the Alice Griffith event.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

RESOLUTION NO. 3494

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PREPARE AND SUBMIT AN APPLICATION FOR FUNDING UNDER THE MAJOR RECONSTRUCTION OF OBSOLETE PUBLIC HOUSING DEVELOPMENTS (MROP) PROGRAM FOR THE HAYES VALLEY DEVELOPMENT, CAL 1-18(7)

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for public housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Department of Housing and Urban Development (HUD) is authorized to provide financial assistance to public housing agencies for such housing; and

WHEREAS, the Hayes Valley development has conditions which require major modifications; and

WHEREAS, the Department of Housing and Urban Development has invited applications for the Major Reconstruction of Obsolete Public Housing (MROP) projects;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. Determination of Need: The SFHA hereby determines that within its area of operation there is a need for low income housing to meet needs not being adequately met by private enterprise.

2. Application for Housing Assistance: The Executive Director/Secretary of the SFHA is hereby authorized to have prepared an application for public housing assistance for the Major Reconstruction of the Hayes Valley development, CAL 1-18 (7); to sign said application on behalf of the SFHA and to submit it to HUD. Said reconstruction to be provided through the MROP Program.

3. Annual Contributions Contract (ACC): When an ACC is forwarded by HUD to the SFHA for execution by the SFHA, the President or Vice President is hereby authorized to execute such ACC on behalf of the SFHA, and the Secretary is hereby authorized to impress and attest the official SFHA seal on each ACC counterpart and submit to HUD executed counterparts and related documents as required by HUD.

4. President or Vice President is hereby authorized to execute on behalf of the SFHA a General Depositary Agreement(s) and/or Savings Depositary Agreement(s) each in the form approved by HUD; and the Secretary is hereby authorized to impress and attest the official SFHA seal on each counterpart and submit to HUD executed counterparts and related documents as required by HUD.

5. Funding for Project Development Cost.

   (a) In order to fund the development cost of housing projects pursuant to this Resolution or any other Resolution as may be required by HUD, the SFHYA hereby authorizes the issuance of obligations in its name at such times, in such amounts, and on such terms in accordance with the ACC.

(b) The President or Vice President is hereby authorized to prepare and execute such SFHA obligations; and the Secretary is hereby authorized to impress and attest the official SFHA seal, deliver the obligations to HUD or such other lenders as HUD may direct, and accept payment therefor or cause payment to be made as directed or approved by HUD in accordance with the ACC.

(c) Each such SFHA obligation shall be secured in such manner as may be provided and/or required by HUD in accordance with the ACC. All proceeds from such SFHA obligations shall be deposited and used only as approved by HUD in accordance with the ACC.

6. HUD Regulations: In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, the SFHA will comply with all requirements under the applicable regulations of the Department of Housing and Urban Development, 25 CFR 941 or 24 CFR 905, as appropriate, and all HUD regulations relating to the operation of public housing projects. The Authority will specificly comply with 24 CFR 8 which implements Section 504 of the Rehabilitation Act of 1973 and with 24 CFR 24.630, which implements the Drug-Free Workplace Act of 1988. On March 23, 1989, the Commission adopted Resolution 3293 authorizing the implementation of the Drug-Free Work Place Act of 1988.

7. Meaning of Term: All terms used in this Resolution which are defined in the ACC shall have the meanings given to them in the ACC.

8. Effective Date: This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Alyce Linseling for
Geraldine L. Chavis
Legal Counsel

7/23/90
Date

Commissioner Drypolcher moved to adopt Resolution No. 3494 and Commissioner Reen seconded the motion.

Resolution No. 3494 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3495

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $103,506.25

WHEREAS, HUD Handbook 7511.1, Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986 to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of Fiscal Year 1989-90 Debit Balances of $103,506.25.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3495 and Commissioner Williams seconded the motion.

Resolution No. 3495 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3496

RESOLUTION AUTHORIZING THE PREPARATION AND SUBMITTAL OF AN APPLICATION TO THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT FOR THE 1991 COMMUNITY DEVELOPMENT PROGRAM

WHEREAS, the Community Development Program for San Francisco contains a program activity entitled "Rehabilitation of Public Housing;" and

WHEREAS, the San Francisco Housing Authority has applied for funds since the inception of the Community Development Program for the improvement/rehabilitation of its existing housing stock; and

WHEREAS, the Community Development Program allocations have been successfully utilized in improving the San Francisco Housing Authority developments;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the Executive Director of this Authority be, and he is hereby authorized to prepare and forward a Community Development Program application in as many counterparts as may be required, together with certified copies of this resolution to the Mayor's Office of Community Development.

2. Furthermore, that the Executive Director of this Authority be and is hereby directed to do all things necessary and proper to pursue the implementation of the 1991 Community Development Program activities.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3496 and Commissioner Williams seconded the motion.

Resolution No. 3496 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Jonathan S. Benjamin
Randall Evans, WACCO
Ricky Graham, WAPAC
F. Hutchinson
Jeri Maxwell
Mary McAlister, CWC
Ernie Meriweather
Phil Reser, Wells Fargo
Dale Schwalbe, 430 Turk Tenant Assoc.
Robert L. Speer, PADS
Margaret Verges, CSFN
Jim Walters, Tenants Assoc.
Ace Washington, WAPAC
Don Washington, Tenants Assoc.
Eva Mae Williams, Plaza East
Roberto Zelaya, Tenants Assoc.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of July 26, 1990 was adjourned at 6:14 p.m. The next regular meeting has been scheduled for August 9, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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August 6, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, August 9, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 9, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

65

9/90

TENTATIVE AGENDA

1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

~~9. UNFINISHED BUSINESS:~~

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - For Approval of Change Order No. G-23 in the Amount of $11,060.00 at CAL 1-43, Yerba Buena Plaza West, for the Construction of 203 Apartments and Community Center

(b) Resolution - For Approval of Change Order No. G-24 in the Amount of $10,501.00 at CAL 1-43, Yerba Buena Plaza West, for the Construction of 203 Apartments and Community Center

(c) Resolution - For Approval of Change Order No. G-26 in the Amount of $24,682.00 at CAL 1-43, Yerba Buena Plaza West, for the Construction of 203 Apartments and Community Center

(d) Resolution - For Approval of Change Order No. G-19 in the Amount of $17,465.00 for the Housing Rehabilitation Construction at CAL 1-16, Alemany Housing

(e) Resolution - For Approval of Change Order No. G-20 in the Amount of $7,920.00 for the Housing Rehabilitation Construction at CAL 1-16, Alemany Housing

(f) Resolution - For Approval of Change Order No. G-21 in the Amount of $6,792.59 for the Housing Rehabilitation Construction at CAL 1-16, Alemany Housing

10. NEW BUSINESS (cont'd):

(g) Resolution - Authorizing the Executive Director to Execute a Lease with the San Francisco Police Department for the Rental of Space at 1815 Egbert Avenue

(h) Resolution - For Endorsement of the Valencia Gardens Eviction Prevention and Intervention Program

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

(minutes)

Regular Meeting Held:
Thursday, August 9, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, August 9, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:08 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Reverend James E. Goode, Vice President

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Boileau moved to approve the agenda of August 9, 1990 and Commissioner Williams seconded the motion.

The agenda of August 9, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Chuck moved to approve the minutes of July 26, 1990 and Commissioner Reen seconded the motion.

The minutes of July 26, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore informed the Commission that the vacancy rate has reached a level of 97% occupancy.

Mr. Gilmore also informed the Commission that he has been appointed by the US Congress to the National Commission on Severely Distressed Public Housing.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Legal Counsel requested Executive Session to discuss a pending litigation matter. Executive Session is authorized pursuant to Government Code Section 54956.9(a) for pending litigation matters.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: needs for additional groundskeepers, contact of residents prior to any types of traps or bait being set, and more notification to PHTA regarding various events.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

RESOLUTION 3497
DATE ADOPTED: 8/9/90

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-23
IN THE AMOUNT OF $11,060.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with DOW BUILDERS for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-23 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-23 in the amount of $11,060.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

Redmond F. Boch for
GERALDINE CHAVIS

8/3/90
DATE

rword 2/10/28 90

Commissioner Reen moved to adopt Resolution No. 3497 and Commissioner Boileau seconded the motion.

Resolution No. 3497 was UNANIMOUSLY ADOPTED.

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-24
IN THE AMOUNT OF $10,501.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with DOW BUILDERS for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-24 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-24 in the amount of $10,501.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

GERALDINE CHAVIS

DATE

rword 2/10/20 90

Commissioner Williams moved to adopt Resolution No. 3498 and Commissioner Reen seconded the motion.

Resolution No. 3498 was UNANIMOUSLY ADOPTED.

RESOLUTION 3499
DATE ADOPTED: 8/9/90

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-26
IN THE AMOUNT OF $24,682.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with DOW BUILDERS for the construction of 203 APARTMENTS AND COMMUNITY CENTER at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-26 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-26 in the amount of $24,682.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

GERALDINE CHAVIS

DATE

rword 2/10/30 90

Commissioner Boileau moved to adopt Resolution No. 3499 and Commissioner Chuck seconded the motion.

Resolution No. 3499 was UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3500

Adopted 8/9/90

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-19
IN THE AMOUNT OF $17,465.00
FOR THE HOUSING REHABILITATION CONSTRUCTION
AT CAL 1-16, ALEMANY HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany Housing development, CAL 1-16; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-19 to this contract; and

WHEREAS, the contractor has proposed to make the required modifications to the installation of this material for a total price of $17,465.00; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917, Comprehensive Improvement Assistance Program Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-19 in the amount of $17,465.00 to Ultrex Corporation is hereby approved.

2. The Executive Director is authorized to execute said change.

3. This Resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3500 and Commissioner Reen seconded the motion.

Resolution No. 3500 was ADOPTED with one (1) NO vote by Commissioner Boileau.

RESOLUTION NO. 3501

Adopted 8/9/90

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-20
IN THE AMOUNT OF $7,920.00
FOR THE HOUSING REHABILITATION CONSTRUCTION
AT CAL 1-16, ALEMANY HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany Housing development, CAL 1-16; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-20 to this contract; and

WHEREAS, the contractor has proposed to make the required modifications to the installation of this material for a total price of $ 7,920.00; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917, Comprehensive Improvement Assistance Program Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-20 in the amount of $7,920.00 to Ultrex Corporation is hereby approved.

2. The Executive Director is authorized to execute said change.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3501 and Commissioner Reen seconded the motion.

Resolution No. 3501 was ADOPTED with one (1) NO vote by Commissioner Boileau.

RESOLUTION NO. 3502

Adopted 8/9/90

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-21
IN THE AMOUNT OF $6,792.59
FOR THE HOUSING REHABILITATION CONSTRUCTION
AT CAL 1-16, ALEMANY HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with the Ultrex Corporation to provide the comprehensive modernization of the Alemany Housing development, CAL 1-16; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-21 to this contract; and

WHEREAS, the contractor has proposed to make the required modifications to the installation of this material for a total price of $ 6,792.59; and

WHEREAS, Authority staff has determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in the CA 1-917, Comprehensive Improvement Assistance Program Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-21 in the amount of $6,792.59.00 to Ultrex Corporation is hereby approved.

2. The Executive Director is authorized to execute said change.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date

Commissioner Reen moved to adopt Resolution No. 3502 and Commissioner Williams seconded the motion.

Resolution No. 3502 was ADOPTED with one (1) NO vote by Commissioner Boileau.

ESOLUTION NO. 3503
DATE ADOPTED 8/9/90

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LEASE WITH THE SAN FRANCISCO POLICE DEPARTMENT FOR THE RENTAL OF SPACE AT 1815 EGBERT AVENUE

****

WHEREAS, the Authority currently leases limited space on the third floor of 1815 Egbert Avenue to the San Francisco Police Department; and

WHEREAS, the San Francisco Police Department wishes to expand this lease to include the entire third floor of 1815 Egbert Avenue to the San Francisco Police Department; and

WHEREAS, the San Francisco Police Department has agreed to repair the motorized gates, security alarms and video cameras and to provide twenty-four hour, 7 days a week, security to the entire 1815 Egbert, in kind services in lieu of rent for said expanded lease; and

WHEREAS, the Authority finds that the Lessee is qualified to perform the services and maintain the property per the agreement; and

WHEREAS, such a lease agreement is in the best interest of the Authority and will provide security to the Authority's Central Maintenance and Warehouse Operations facility said services which equate to the fair market rental of the space;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The Executive Director is authorized to execute a lease agreement with the San Francisco Police Department for the lease of 1815 Egbert Avenue.

2) This resolution shall become effective immediately.

APPROVED AS TO FORM:

[signature] for
GERALDINE CHAVIS
Legal Counsel

8/6/90
Date

Commissioner Williams moved to adopt Resolution No. 3503 and Commissioner Reen seconded the motion.

Resolution No. 3503 was ADOPTED with one (1) ABSTENTION by Commissioner Boileau.

RESOLUTION NO. 3504
Adopted: 8/9/90

RESOLUTION FOR ENDORSEMENT OF THE VALENCIA GARDENS EVICTION PREVENTION AND INTERVENTION PROGRAM

WHEREAS, the resident leadership at Valencia Gardens has taken the initiative to develop a program of intervention and prevention where evictions for delinquent rent may be rooted in substance abuse; and

WHEREAS, the resident leadership at Valencia Gardens is concerned about homeless families, women head of households addicted to drugs, children placed in foster care because of parents substance abuse, and the other problems which plague their community because of drug activity; and

WHEREAS, the resident leadership at Valencia Gardens believes that if it is going to improve the quality of life for the families at its development it must begin with residents themselves -- volunteering their time, commitment and expertise to bring about this change; and

WHEREAS, the resident leadership at Valencia Gardens wishes to make its development a drug free community by encouraging families to recognize and accept their addiction; to assist families as they work towards their recovery; to get pushers away from the development; to assist women to be reunited with their children, to educate children and youth against using drugs; to create a safe living environment for families and seniors; and to create jobs for residents;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. It hereby endorses the Valencia Gardens Eviction Prevention and Intervention Program sponsored by Women on the Move, attached as Exhibit A, to assist families who are trying to recover from drug addiction.

APPROVED AS TO FORM:

_____
Geraldine L. Chiu
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3504 and Commissioner Chuck seconded the motion.

Resolution No. 3504 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Arthur Andrews
Alma L. Lark
Alta F. Scales, Alemany
Robert Speer, PADS
Margaret Verges, PAACN/CSFN
Ace Washington, WAPAC
Linda Williams, Dreammakers
Ruby L. Windom, Rosa Parks

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of August 9, 1990 was adjourned at 5:30 p.m. The next regular meeting has been scheduled for August 23, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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August 15, 1990

PUBLIC NOTICE

THE ANNUAL MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO SCHEDULED FOR THURSDAY, AUGUST 23, 1990 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA WILL BE POSTPONED UNTIL SEPTEMBER 13, 1990.

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 4:00 P.M. ON THURSDAY, AUGUST 23, 1990 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

DAVID GILMORE
SECRETARY/EXECUTIVE DIRECTOR

DG/ir

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 23, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

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2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382.

(a) Resolution - Authorizing the Executive Director to Travel as Necessary to fulfill his Responsibilities as a Member of the National Commission on Severely Distress Public Housing and the Council of Large Public Housing Authorities (CLPHA) Committee on Distressed Public Housing

(b) Resolution - For Approval of the Operating Budget Revision #1 for the Period October 1, 1989 to September 30, 1990 covering Low Income Projects under SF-255

(c) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contractual Agreement with Candlestick Parking Services to Lease Parking Facilities adjacent to the Alice Griffith Housing Development through January 31, 1992

(d) Resolution - Authorizing the Executive Director to Enter into a Contract with Cohrssen Environmental for the Investigation of Mildew Problems at Various Authority Developments in the Amount of $88,388.00

(e) Resolution - Authorizing the Expenditure of $10,000.00 to keep the Elevators at Plaza East in Safe and Operable Condition

(f) Resolution - Authorizing the Executive Director to Execute a Purchase Order with Ventana Aluminum Manufacturing Co. for Replacement Windows at Potrero Terrace in an Amount not to Exceed $7,100.00

10. NEW BUSINESS (cont'd):

(g) Resolution - Approving Development Project Grant to Consolidate Annual Contributions Contract No. SF-255 and Authorizing its Execution

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 23, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, August 23, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:12 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
Carlene Williams, Commissioner

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ABSENT: Reverend Harry Chuck, Commissioner
William Drypolcher, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

Commissioner Reen moved to reschedule the Commission meetings in October from the second and fourth Thursday (October 11 & 25, 1990) to the first and third Thursday (October 4 & 18, 1990) due to scheduling conflicts and Commissioner Goode seconded the motion. The motion was UNANIMOUSLY CARRIED.

Commissioner Boileau moved to reschedule the Annual meeting to September 13, 1990 and Commissioner Williams seconded the motion. The motion was UNANIMOUSLY CARRIED.

2. APPROVAL OF AGENDA:

Commissioner Williams moved to approve the agenda of August 23, 1990 and Commissioner Reen seconded the motion.

The agenda of August 23, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of August 9, 1990 and Commissioner Reen seconded the motion.

The minutes of August 9, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Boileau informed the Commission that the Finance Committee met to discuss Item (b) on the agenda regarding the Operating Budget Revision #1 and that he would make the Committees recommendations when the item was discussed.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel requested an Executive Session to discuss a pending litigation matter. Executive Session is authorized under Government Code Section 54956.9(a) for pending litigation matters.

8. TENANT REPRESENTATIVE REPORT:

There was no tenant representative report at this meeting.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3505

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO TRAVEL AS NECESSARY TO FULFILL
HIS RESPONSIBILITIES AS A MEMBER OF THE
NATIONAL COMMISSION ON SEVERELY DISTRESSED
PUBLIC HOUSING AND THE COUNCIL OF LARGE
PUBLIC HOUSING AUTHORITIES (CLPHA) COMMITTEE
ON DISTRESSED PUBLIC HOUSING

WHEREAS, the United States Congress, under the HUD Reform Act of 1989, has established a National Commission to identify severely distressed public housing developments; and

WHEREAS, David Gilmore, Executive Director, has been appointed to the aforementioned National Commission on Severely Distressed Public Housing; and

WHEREAS, various meetings and hearings will be held in conjunction with this National Commission; and

WHEREAS, Mr. Gilmore is also a member of the Council of Large Public Housing Authorities (CLPHA) Committee on Distressed Public Housing; and

WHEREAS, various meetings will be held in conjunction with this Committee; and

WHEREAS, the San Francisco Housing Authority Commission deems the attendance of Mr. Gilmore at the aforementioned meetings and hearings is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized travel to attend various meetings and hearings in conjunction with the aforementioned Commission and Committee.

2. Travel be subject to the travel rules of the Authority and with the understanding that reimbursement will be sought according to rules and procedures established by the National Commission.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Goode moved to adopt Resolution No. 3505 and Commissioner Reen seconded the motion.

Resolution No. 3505 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3506

RESOLUTION APPROVING THE OPERATING BUDGET REVISION #1 FOR THE PERIOD OCTOBER 1, 1989 TO SEPTEMBER 30, 1990 COVERING LOW INCOME PROJECTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and market Exhibit "A", the Budget in summary form for the Low Income Housing Program Operating Budget Revision #1 for the period of October 1, 1989 through September 30, 1990; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1989 will not be less than that amount equal to 30% of the sum of the "Family Income"; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income re-examinations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100% allocation of his/her time;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The budget marked "Exhibit A," attached hereto, is hereby approved for submission to HUD Regional Office.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Reen moved to adopt Resolution No. 3506 and Commissioner Williams seconded the motion.

Resolution No. 3506 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACTUAL AGREEMENT WITH CANDLESTICK PARKING SERVICES TO LEASE PARKING FACILITIES ADJACENT TO THE ALICE GRIFFITH HOUSING DEVELOPMENT THROUGH JANUARY 31, 1992

WHEREAS, the Authority owns land, Parcel 20 Block 4884, adjacent to the Alice Griffith Development; and

WHEREAS, the Authority had received two proposals, one from Candlestick Parking Services (aka, San Francisco Parking and City Park), and one from Warren Foster and Associates (Rite-Turn Parking) for the lease of the lot to operate a parking facility; and

WHEREAS, the Authority reviewed the two proposals and determined that Candlestick Parking Services is the more qualified offerer that provided the most advantageous price to the Authority; and

WHEREAS, the Authority has leased this lot to Candlestick Parking Services since August 1987; and

WHEREAS, Candlestick Parking Services wishes to continue to lease this lot for the purpose of operating a parking facility until March 31, 1992; and

WHEREAS, the Authority finds that the Lessee is qualified to perform the services and maintain the property per the agreement; and

WHEREAS, the Lessee has agreed to pay the Authority $23,294 which the Authority has determined to be fair market rent; and

WHEREAS, the Lessee has agreed to hire resident of Alice Griffith to work at the parking operation; and

WHEREAS, said lease agreement is in the best interest of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a lease agreement with Candlestick Parking Services for the lease of Parcel 20 Block 4884 at Alice Griffith Public Housing Development.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Williams moved to adopt this resolution and Commissioner Boileau seconded the motion.

After discussion of this item, Commissioner Goode moved to table this resolution and Commissioner Boileau seconded the motion.

This resolution was UNANIMOUSLY TABLED.

(d) RESOLUTION NO. 3507

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH COHRSSEN ENVIRONMENTAL FOR THE INVESTIGATION OF MILDEW PROBLEMS AT VARIOUS AUTHORITY DEVELOPMENTS IN THE AMOUNT OF $88,388

WHEREAS, a number of Authority apartments have suffered chronic mildew problems which affect the quality of life for the residents experiencing this situation; and

WHEREAS, the specific causes of and appropriate solutions to this serious problem are not known at this time; and

WHEREAS, the Department of Housing and Urban Development has provided funding to investigate this problem; and

WHEREAS, on January 29, 1990, this Authority requested letters of interest from qualified consultants to assist the Authority in this effort; and

WHEREAS, on March 2, 1990, two consulting firms responded with proposals; and

WHEREAS, upon a review of these proposals by both Authority staff and the Public Housing Tenants Association, the firm of Cohrssen Environmental was identified as the most appropriate for this work; and

WHEREAS, this consultant has proposed a not to exceed fee of $88,388 to determine the causes of these problems, recommend solutions and to monitor the effectiveness of remedies taken for a 12-month period; and

WHEREAS, the fee proposed is within the funding available in the CA-1-917 Comprehensive Improvement Assistance Program Budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the award of the consultant contract under the above conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Cohrssen Environmental in the amount of $88,388.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Goode moved to adopt Resolution No. 3507 and Commissioner Reen seconded the motion.

Resolution No. 3507 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3508

RESOLUTION AUTHORIZING THE EXPENDITURE OF $10,000
TO KEEP THE ELEVATORS AT PLAZA EAST
IN SAFE AND OPERABLE CONDITION

WHEREAS, the State of California mandates that all passenger elevators be kept in safe and operable condition; and

WHEREAS, vandalism to the safety edges of all five (5) elevators at Plaza East have rendered them unsafe; and

WHEREAS, this condition has become a hazard to the residents of said development; and

WHEREAS, the State threatens to shut down these five (5) elevators at Plaza East; and

WHEREAS, funds are available in the Operating Budget to correct these conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized and directed to do everything necessary and proper in correcting the elevator problems at the Plaza East development for an amount not to exceed $10,000.00.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Goode moved to adopt Resolution No. 3508 and Commissioner Williams seconded the motion.

Resolution No. 3508 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3509

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH VENTANA ALUMINUM MANUFACTURING CO. FOR REPLACEMENT WINDOWS AT POTRERO TERRACE IN AN AMOUNT NOT TO EXCEED $7,100.00

WHEREAS, the Authority wishes to continue its vacant unit rehabilitation program to allow maximum occupancy of its public housing developments; and

WHEREAS, the Authority has targeted units not previously identified for rehabilitation purposes in its Potrero Terrace development that are in need of replacement windows; and

WHEREAS, under 24 CFR, Part 85.36(d)(1), procurement regulations for small purchases, the Authority solicited bids from Ventana Aluminum Manufacturing Co., Bob & Tom's Windows and Columbus Window Co. for the required replacement windows; and

WHEREAS, the Authority selected Ventana Aluminum Manufacturing Co. as the lowest, responsive, responsible bidder based on price and, in accordance with procurement regulations, must award the bid to this vendor; and

WHEREAS, funding for the procurement of the replacement windows shall be obtained from the operating fund of the Authority for Fiscal Year 1989-1990;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Ventana Aluminum Manufacturing Co. for replacement windows in an amount not to exceed $7,100.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Williams moved to adopt Resolution No. 3509 and Commissioner Reen seconded the motion.

Resolution No. 3509 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3510

RESOLUTION APPROVING DEVELOPMENT PROJECT GRANT
TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255
AND AUTHORIZING ITS EXECUTION

The Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1964 [as amended], with the United States of America (herein called the "Government").

It is deemed advisable by the Local Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The President or Vice President is hereby authorized and directed to execute seven counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis

_____
Date

Commissioner Goode moved to adopt Resolution No. 3510 and Commissioner Boileau seconded the motion.

Resolution No. 3510 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Alf Bleke, NBTN
Ricky Graham, WAPAC
Ernie Meriweather
Barbara Meskunas, CAHC
O. Nenell
Alta Scales, Alemany
Robert Speer, PADS
Margaret Verges, CSFN
Ace Washington, WAPAC

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of August 23, 1990 was adjourned to Executive Session at 5:38 p.m. The next regular meeting has been scheduled for September 13, 1990.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

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September 7, 1990

PUBLIC NOTICE

The Annual meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, September 13, 1990 at 440 Turk Street, San Francisco, California.

Immediately following the Annual meeting, at approximately 4:15 pm, the regularly scheduled meeting of the Commission of the Housing Authority will commence.

David Gilmore
Secretary/Executive Director

THE ANNUAL MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 13, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

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2. ELECTION OF OFFICERS:

3. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

September 13, 1990

The agenda for the regular meeting is missing

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[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Annual Meeting Held: Should be "September 13"
Thursday, September ~~23~~, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, ~~September 23,~~ 1990 at 4:00 p.m.
Should be "September 13"

1. ROLL CALL:

President Lillian called the meeting to order at 4:10 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

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ABSENT: Robert J. Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. ELECTION OF OFFICERS:

Commissioner Chuck moved that Lewis Lillian, President, and Rev. James E. Goode, Vice President, continue in their present offices for the coming year and Commissioner Reen seconded the motion.

A roll call vote was taken with the following results:

Lewis Lillian, President	AYE
Reverend James E. Goode, Vice President	AYE
Reverend Harry Chuck, Commissioner	AYE
Robert J. Boileau, President	ABSENT
Albert J. Reen, Commissioner	AYE
William Drypolcher, Commissioner	AYE
Carlene Williams, Commissioner	AYE

The motion to elect Lewis Lillian, President, and Rev. James E. Goode, Vice President, was UNANIMOUS ADOPTED.

3. ADJOURNMENT:

Commissioner Drypolcher moved to adjourn the Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco and Commissioner Chuck seconded the motion. The Annual meeting of September 13, 1990 was adjourned at 4:12 p.m..

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

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[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 13, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 13, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:12 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

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ABSENT: Robert J. Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Drypolcher moved to approve the agenda of September 13, 1990 and Commissioner Williams seconded the motion.

Commissioner Goode moved to amend the agenda of September 13, 1990 to take Items (a), (b) and (c) under 10. NEW BUSINESS immediately following 2. APPROVAL OF AGENDA and Commissioner Chuck seconded the motion.

The motion to amend the agenda was UNANIMOUSLY CARRIED.

The agenda of September 13, 1990 as amended was UNANIMOUSLY APPROVED.

(a) RESOLUTION NO. 3511

RESOLUTION COMMENDING MR. ARTHUR KONTURA
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Arthur Kontura, Director of the Management Division at the Region IX Office of the United States Department of Housing and Urban Development, has retired after 30 years of federal service; and

WHEREAS, Mr. Kontura has worked with dedication for the improvement of public housing in San Francisco; and

WHEREAS, Mr. Kontura's career has been marked by caring and compassion for those served by public housing programs; and

WHEREAS, Mr. Kontura has earned the abiding respect for his loyalty to the principles of public service and for his genuine service to this Authority; and

WHEREAS, this Commission congratulates Mr. Kontura on the occasion of his retirement and extends its best wishes for every happiness;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO deems it proper and fitting that it hereby extends to Mr. Arthur Kontura its deepest appreciation for these valued services.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Goode moved to adopt Resolution No. 3511 and Commissioner Reen seconded the motion.

Resolution No. 3511 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3512

RESOLUTION COMMENDING COMMISSIONER HELEN MASON
FOR SERVICES TO THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, Ms. Helen Mason was appointed on June 27, 1988 by Mayor Art Agnos to serve as a Commissioner of the San Francisco Housing Authority; and

WHEREAS, during her tenure as Commissioner she faithfully and diligently discharged her duties; and

WHEREAS, as a Commissioner of the San Francisco Housing Authority, Ms. Mason expressed great concern for the well-being of the residents living in public housing in San Francisco; and

WHEREAS, Ms. Mason has earned the abiding respect and affection of the Commission and the residents of this Authority for her loyalty to the principles of public service;

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO deems it proper and fitting that it hereby extends to Ms. Helen Mason its deepest appreciation for these valued services.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Reen moved to adopt Resolution No. 3512 and Commissioner Chuck seconded the motion.

Resolution No. 3512 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3513

RESOLUTION ADOPTING RULES OF CONDUCT GOVERNING PUBLIC TESTIMONY DURING MEETINGS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, the Ralph M. Brown Act, California Government Code Sections 54950 et.seq., (the Act) provides that every agenda for regular meetings of a local public agency shall provide an opportunity for members of the public to directly address the legislative body on items of interest to the public that are within the subject matter jurisdiction of the legislative body provided that no action shall be taken on any item not appearing on the agenda unless otherwise authorized by the Act; and

WHEREAS, the Act authorizes the legislative bodies of public agencies to adopt reasonable regulations to ensure that this requirement is carried out; and

WHEREAS, on December 14, 1989 the Commission of the Housing Authority of the City and County of San Francisco adopted rules of conduct governing public testimony during meetings of the Authority; and

WHEREAS, the Commission desires to amend those rules;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The rules governing public testimony during meetings of the Authority, adopted on December 14, 1989, are hereby amended by adding a provision #5 to the section entitled TESTIMONY ON ITEMS FOR COMMISSION ACTION (RESOLUTIONS) and GENERAL TESTIMONY (DURING VISITORS SEGMENT), and a provision #6 to the section entitled GENERAL RULES.

2. Provision #5 shall be as follows:

   In establishing an order of which speakers may address the Commission, residents of public housing in San Francisco shall be recognized to speak before non-residents.

3. Provision #6 under GENERAL RULES shall be as follows:

   Except by prior written permission of the Commission, the use of video and other photographic equipment will be restricted to the area in the Commission Room behind the last row of seats for visitors.

4. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Goode moved to adopt Resolution No. 3513 and Commissioner Williams seconded the motion.

Resolution No. 3513 was UNANIMOUSLY ADOPTED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of August 23, 1990 and Commissioner Reen seconded the motion.

The minutes of August 23, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

David Gilmore formally presented a copy of the Executive Director's Second Six Month Report to the Board of Commissioners.

6. COMMITTEE REPORT:

Commissioner Chuck informed the Commission that the Personnel Committee met on September 5, 1990 and discussed Item (h) on the agenda regarding the Administrative Classification and Compensation Schedule.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: registration of residents to vote and polling places within public housing developments, meeting of PHTA on Monday, September 17, 1990 at 1111 Buchanan Street, a general meeting on the police deployment, and request for a copy of the revised Rules Governing Public Testimony.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(d) RESOLUTION NO. 3514

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, DC
TO ATTEND NATIONAL TENANTS ORGANIZATION MEETING
SCHEDULED FOR SEPTEMBER 20-24, 1990

WHEREAS, the National Tenants Organization will hold meetings in Washington, DC, September 20-24, 1990; and

WHEREAS, the meetings in Washington, DC will take the opportunity as a national body to re-affirm their commitment to the cause for safe, sanitary, decent and affordable housing; and

WHEREAS, the Authority deems that the attendance of Carlene Williams, San Francisco Housing Authority Commissioner and resident of public housing, is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Carlene Williams travel to Washington, DC, September 20-24, 1990 for the purpose of attending the aforementioned meetings.

2. Travel time, expense and per diem be allowed in accordance with the travel policies of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Drypolcher moved to adopt Resolution No. 3514 and Commissioner Chuck seconded the motion.

Resolution No. 3514 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3515

RESOLUTION AMENDING THE EMPLOYMENT AGREEMENT
BETWEEN THE HOUSING AUTHORITY OF THE CITY AND
COUNTY OF SAN FRANCISCO AND MR. DAVID I. GILMORE

WHEREAS, on March 23, 1989 the Commission of the Housing Authority of the City and County of San Francisco ("the Authority") approved Resolution No. 3294 appointing Mr. David I. Gilmore ("Gilmore") Executive Director of the Authority and Secretary/Treasurer of the Commission; and

WHEREAS, Resolution No. 3308, dated April 27, 1989, authorized an employment agreement between the Authority and Gilmore effective May 8, 1989; and

WHEREAS, the parties now desire to amend Article IV, Para. A of that employment agreement as set in Exhibit A attached;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby approves the Amendment to the Employment Agreement between the Housing Authority of the City and County of San Francisco and Mr. David I. Gilmore, and authorizes the President of the Commission to execute the Amendment effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Chuck moved to adopt Resolution No. 3515 and Commissioner Drypolcher seconded the motion.

Resolution No. 3515 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3516

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH COASTWIDE ENVIRONMENTAL TECHNOLOGIES, INC. FOR ASBESTOS ABATEMENT IN NON-DWELLING AREAS AT WESTBROOK APARTMENTS, HUNTERS POINT A AND HUNTERS VIEW IN THE AMOUNT OF $166,930.00

WHEREAS, on August 20, 1990 this Authority advertised for bids to abate asbestos in former building water heater rooms and crawl space at Westbrook Apartments, Hunters Point A and Hunters View; and

WHEREAS, on September 5, 1990 the following three bids were received and publicly opened and read aloud:

Bidder	Amount
Coastwide Environmental Tech., Inc.	$166,930
Sterling Environmental Corp.	$382,200
CST Environmental	$426,500

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-917 Comprehensive Improvement Assistance Program; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Coastwide

Environmental Technologies, Inc. in the amount of $166,930.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Williams moved to adopt Resolution No. 3516 and Commissioner Reen seconded the motion.

Resolution No. 3516 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3517

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH BAY AREA TANK AND MARINE INCORPORATED FOR SOIL REMEDIATION AND ABATEMENT AT 1815 EGBERT AVENUE IN THE AMOUNT OF $50,025.00

WHEREAS, on July 18, 1990 this Authority advertised for bids to remediate and abate soil contaminated by leaks from former underground tanks located at 1815 Egbert Avenue, San Francisco, California; and

WHEREAS, on August 28, 1990 the following three bids were received and publicly opened and read aloud:

Bidder	Amount
Bay Area Tank and Marine, Inc.	$50,025.00
Environmental Control Industries	$75,093.00
Petroleum Engineering, Inc.	$159,395.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-916 Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Bay Area Tank and Marine, Inc. in the amount of $50,025.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Reen moved to adopt Resolution No. 3517 and Commissioner Williams seconded the motion.

Resolution No. 3517 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3518

RESOLUTION AUTHORIZING THE IMPLEMENTATION OF THE FISCAL YEAR 1990-91 ADMINISTRATIVE COMPENSATION STRUCTURE

WHEREAS, Section 307 of the Annual Contribution Contract with the Department of Housing and Urban Development provides, in part, that the San Francisco Housing Authority: "...shall adopt and comply with a statement of personnel policies comparable with pertinent local public practice. Such statement shall cover job titles and classifications, salary and wage rates for employees, etc....; and

WHEREAS, the Personnel Services Division has revised the Administrative Compensation Structure, originally approved by the Commission on August 13, 1987 (Resolution No. 3051), to ensure its continued compliance with the requirements established by the Department of Housing and Urban Development; and

WHEREAS, funds for the implementation of the compensation structure have been included in the Fiscal Year 1990-91 operating budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to implement the compensation structure, as recommended, for all administrative employees, effective October 1, 1990.

2. This resolution will become effective October 1, 1990.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Goode moved to adopt Resolution No. 3518 and Commissioner Chuck seconded the motion.

Resolution No. 3518 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3519

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-32
IN THE AMOUNT OF $49,280.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders for the construction of 203 apartments and community center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-32 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-32 in the amount of $49,280.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Goode moved to adopt Resolution No. 3519 and Commissioner Reen seconded the motion.

Resolution No. 3519 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3520

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-31
IN THE AMOUNT OF $21,020.00
AT CAL 1-43, YERBA BUENA PLAZA WEST
CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders for the construction of 203 apartments and community center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-31 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-31 in the amount of $21,020.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Chuck moved to adopt Resolution No. 3520 and Commissioner Reen seconded the motion.

Resolution No. 3520 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3521

RESOLUTION AUTHORIZING SUBMISSION OF APPLICATIONS FOR SECTION 8 CERTIFICATES FUNDED THROUGH THE ROBERT WOOD JOHNSON FOUNDATION; AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT (IF SUCH APPLICATIONS ARE APPROVED)

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on August 24, 1990 the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to participate in the Robert Wood Johnson Project for the Homeless and to submit an application for funding of approximately 140 certificates; and

WHEREAS, the application must be received by HUD no later than 5:00 p.m. on September 19, 1990, this short application period warrants immediate Board action; and

WHEREAS, the Authority desires to submit applications for these funds and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Certificates and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual

Contributions Contracts, if such applications are approved.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

Commissioner Goode moved to adopt Resolution No. 3521 and Commissioner Williams seconded the motion.

Resolution No. 3521 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 3522

RESOLUTION TO TRANSFER SECTION 8 CERTIFICATE PROGRAM CONTRACT NO. SF-618 PROJECT NO. CA39-E001-001; CA39-E001-002 FROM EXHIBIT I TO EXHIBIT II AND TO EXTEND THE TERM FOR ALL OTHER PROJECTS TO JANUARY 30, 1993

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on August 20, 1990 the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority to amend Contract No. SF-618; and

WHEREAS, the purpose of the amendment is to transfer Project No. CA39-E001-001 and CA39-E001-002 from Exhibit I to Exhibit II; and to extend the term for all other projects to January 30, 1993; and

WHEREAS, this amendment must be received by HUD immediately and Board action is needed; and

WHEREAS, the Authority desires to amend this contract and to extend the terms for all other projects; therefore, this resolution must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the amendment of Contract No. 618. this amendment is to transfer Project No. CA39-E001-001 and CA39-E001-002 from Exhibit I to Exhibit II, and to extend the term for all other projects to January 30, 1993.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Commissioner Goode moved to adopt Resolution No. 3522 and Commissioner Reen seconded the motion.

Resolution No. 3522 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Mary McAlister, Valencia Gardens

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of September 13, 1990 was adjourned at 5:32 p.m. The next regular meeting has been scheduled for September 27, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 24, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, September 27, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 27, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

   (a) Minutes of Annual Meeting held September 13, 1990
   (b) Minutes of Regular Meeting held September 13, 1990

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

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NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Commending Mr. Arthur L. Brown on the Occasion of His Retirement

(b) Resolution - Authorizing the Executive Director to Enter into a Contract with Nueva Castilla Company for Fabrication and Installation of Metal Gates and Doors to Secure Non-Dwelling Spaces at Westbrook Apartments, Hunters Point A and Hunters View in the Amount of $18,375.00

(c) Resolution - Authorizing the Executive Director to Enter into a Contract with Mehler Associates for Monitoring and Inspection of Asbestos Removal at Westbrook, Hunters Point A and Hunters View for the Not to Exceed Amount of $40,320.00

(d) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $100,051.01

(e) Resolution - Authorizing David Gilmore to Travel to the National Convention of NAHRO in Minneapolis/St. Paul, Minnesota on October 7-10, 1990

10. NEW BUSINESS (cont'd):

(f) Resolution - Authorizing the Executive Director to Enter into a Contract with OKM Associates, Inc. for the Development of a Comprehensive Plan for Management Improvement for the San Francisco Housing Authority in the Amount of $186,184.00

(g) Resolution - Authorizing the Executive Director to Negotiate a Contract with KPMG Peat Marwick to Review the Authority's Information Systems and to Provide Independent Analysis of Contactor Compliance Thereof in an Amount Not to Exceed $75,000.00

(h) Resolution - For Approval of Change Orders No. G-12 through G-15 and G-18 in the Total Amount of $33,737.72 at CAL 1-16, Alemany Housing Rehabilitation

(i) Resolution - For Approval of Change Order No. G-27 in the Total Amount of $45,315.31 at CAL 1-16, Alemany Housing Rehabilitation

(j) Resolution - Authorizing the Executive Director to Enter into a Contract with Alart Mechanical Contractors for Boiler Rehabilitation and Asbestos Abatement at Alice Griffith in the Amount of $188,988.00

(k) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Floor Tile ($24,900.00), Replacement Windows ($58,300.00) and Paint ($50,200.00) for Renovation of Authority Dwelling Units during Fiscal Year 1990-1991

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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7-90

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

[minutes]

Regular Meeting Held:
Thursday, September 27, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, September 27, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:06 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend Harry Chuck, Commissioner (arrived 4:14 pm)
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Reverend James E. Goode, Vice President
Robert J. Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Williams moved to approve the agenda of September 27, 1990 and Commissioner Reen seconded the motion.

The agenda of September 27, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Williams moved to approve the minutes of the Annual meeting held on September 13, 1990 and the minutes of the Regular meeting held on September 13, 1990 and Commissioner Drypolcher seconded the motion.

The minutes of the Annual meeting and Regular meeting held on September 13, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Mr. Gilmore reported to the Commission that the Authority received a $18.3 million CIAP award. Mr. Gilmore also reported the receipt of Drug Elimination Grant funds which were applied for in August 1990. Finally, Mr. Gilmore updated the Commission regarding joint meetings with the residents of Alemany and Sunnydale.

6. COMMITTEE REPORT:

Commissioner Drypolcher informed the Commission that the Site & Design Committee met on September 27, 1990 prior to the Commission meeting.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Alta Faye Scales presented the Tenant Representative Report. Ms. Scales presented the following issues to the Commission: voter registration project and securing Valencia Gardens as a polling place, the North Beach elections, the meeting with SFPD on October 2, 1990 at 2:00 pm, and a request that a resident representative be allowed to attend the NAHRO meeting to be held on October 7-10, 1990.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3523

COMMENDING MR. ARTHUR L. BROWN
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Arthur L. Brown will retire from the Housing Authority of the City and County of San Francisco effective September 28, 1990 after twenty-five and a half years of service; and

WHEREAS, during his career as an employee he faithfully and diligently discharged his duties and was promoted from Assistant Project Manager to Property Manager; and

WHEREAS, it was known at the time Mr. Arthur L. Brown was hired that he possessed the personality, qualifications and skills to execute his duties with great diligence; and

WHEREAS, Mr. Arthur L. Brown has gained the respect of the Commission of this Authority, the staff and his fellow employees for his loyalty, efficiency and dedicated service;

NOW, THEREFORE, IT IS RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that this Commission extends to Mr. Arthur L. Brown its appreciation for long and faithful service as well as its best wishes for a very happy retirement.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3523 and Commissioner Chuck seconded the motion.

Resolution No. 3523 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3524

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH NUEVA CASTILLA COMPANY FOR FABRICATION AND INSTALLATION OF METAL GATES AND DOORS TO SECURE NON-DWELLING SPACES AT WESTBROOK APARTMENTS, HUNTERS POINT A AND HUNTERS VIEW IN THE AMOUNT OF $18,375.00

WHEREAS, building crawl spaces and abandoned water heater rooms at Westbrook Apartments, Hunters Point A and Hunters View have become insecure making them accessible to vandals and others performing illegal activities at these locations; and

WHEREAS, most of these areas contain asbestos materials which could expose those entering these areas to a hazardous condition; and

WHEREAS, the most effective way to secure these areas is to install metal gates and doors at access points; and

WHEREAS, direct solicitation of proposals from three or more contractors is the quickest way to address the problem affecting the health and safety of the residents of these developments; and

WHEREAS, on September 6, 1990 this Authority requested proposals to secure non-dwelling areas at Westbrook Apartments, Hunters Point A and Hunters View with metal gates and doors; and

WHEREAS, on September 14, 1990 the following four responses were received:

Nueva Castilla Company	$18,375
B Metal Fabricator	$30,725
Crown Iron Works Company	$37,950
Walnut Creek Sheet Metal, Inc.	No Bid; and

WHEREAS, the Authority has evaluated the proposals and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Nueva Castilla Company in the amount of $18,375.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3524 and Commissioner Reen seconded the motion.

Resolution No. 3524 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3525

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MEHLER ASSOCIATES FOR MONITORING AND INSPECTION OF ASBESTOS REMOVAL WORK AT WESTBROOK, HUNTERS POINT A AND HUNTERS VIEW FOR THE NOT TO EXCEED AMOUNT OF $40,320.00

WHEREAS, asbestos removal work scheduled for Westbrook, Hunters Point A and Hunters View must be completed safely and in accordance with all governing regulations; and

WHEREAS, the expertise of an Industrial Hygienist is required to ensure that appropriate abatement methods are utilized by performing on site monitoring, air sampling and inspections while the abatement work proceeds; and

WHEREAS, the asbestos consultant selected for this abatement work, Mehler and Associates, has proposed a not to exceed fee of $40,320.00 to provide this service; and

WHEREAS, staff has determined that this fee is appropriate for the work required and that funding is available in the CA-1-917 Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Mehler Associates in the not to exceed amount of $40,320.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3525 and Commissioner Reen seconded the motion.

Resolution No. 3525 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3526

RESOLUTION APPROVING WRITE-OFF OF VACATED ACCOUNTS RECEIVABLE IN THE AMOUNT OF $100,051.01

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write off as follows:

   For the third quarter of Fiscal Year 1989-90 Debit Balances of $100,051.01.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3526 and Commissioner Chuck seconded the motion.

Resolution No. 3526 was UNANIMOUSLY ADOPTED.

(e) **RESOLUTION NO. 3527**

RESOLUTION AUTHORIZING DAVID GILMORE TO TRAVEL TO THE NATIONAL CONVENTION OF NAHRO IN MINNEAPOLIS/ST. PAUL, MINNESOTA ON OCTOBER 7-10, 1990

WHEREAS, the National Association of Housing and Redevelopment Officials (NAHRO) is holding its National Convention in Minneapolis/St. Paul, Minnesota on October 7-10, 1990; and

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials; and

WHEREAS, the convention will deal in matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that attendance by David Gilmore, Executive Director, at the aforementioned meeting is important and essential to the Authority's conduct of its low-rent housing programs;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to attend the aforementioned convention on October 7-10, 1990.

2. Travel is to be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Drypolcher moved to adopt Resolution No. 3527 and Commissioner Reen seconded the motion.

(f) RESOLUTION NO. 3528

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH OKM ASSOCIATES, INC. FOR THE DEVELOPMENT OF A COMPREHENSIVE PLAN FOR MANAGEMENT IMPROVEMENTS FOR THE SAN FRANCISCO HOUSING AUTHORITY IN THE AMOUNT OF $186,184.00.

WHEREAS, the San Francisco Housing Authority has been funded by the Department of Housing and Urban Development to develop a Comprehensive Plan for Management Improvements; and

WHEREAS, a consultant is required to assist in this effort; and

WHEREAS, on March 26, 1990 the Authority publicly advertised for proposals from qualified consulting firms; and

WHEREAS, on May 11, 1990 the following two firms submitted proposals for this effort:

OKM Associates
Deloitte & Touche

WHEREAS, a selection committee composed of Authority staff and one public housing resident has reviewed the proposals submitted and interviewed both firms and has identified the firm of OKM Associates as the most advantageous to the Authority cost and other factors considered; and

WHEREAS, the fee proposed by OKM Associates is within the funding available for this work in the CA-1-917 Comprehensive Improvement Assistance Program; and

WHEREAS, the Department of Housing and Urban Development must approve this contract prior to execution;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to OKM Associates, Inc. in the amount of $186,184.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3528 and Commissioner Drypolcher seconded the motion.

Resolution No. 3528 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3529

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A CONTRACT WITH KPMG PEAT MARWICK TO REVIEW THE AUTHORITY'S INFORMATION SYSTEMS AND PROVIDE INDEPENDENT ANALYSIS OF CONTRACTOR COMPLIANCE THEREOF IN AN AMOUNT NOT TO EXCEED $75,000.00

WHEREAS, the Authority entered a contract with the Automated Research Systems, Inc. (ARS) to develop an integrated computer system for the operational needs of this agency; and

WHEREAS, there is a dispute between the Authority and ARS as to the functionality of the system and whether it satisfies ARS's obligations under the professional service contract; and

WHEREAS, the Authority solicited proposals from several of the "Big 6" Certified Public Accountant firms to provide an independent review of the management information system developed and to provide findings based on that review; and

WHEREAS, the Authority received proposals from Ernst & Young and KPMG Peat Marwick to conduct the review, and based on the evaluations of the proposals, determined that it would be most advantageous to the Authority to select KPMG Peat Marwick as the firm best capable of providing the services, cost and other factors considered; and

WHEREAS, in accordance with the procurement regulations under 24 CFR, Part 85.36, the Authority should negotiate and award a contract to KPMG Peat Marwick for the required services; and

WHEREAS, funding for the services described above is available from the Section 8 reserves of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and award a contract to KPMG Peat Marwick to conduct a review of the Authority's management information systems in an amount not to exceed $75,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3529 and Commissioner Chuck seconded the motion.

Resolution No. 3529 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3530

RESOLUTION FOR APPROVAL OF CHANGE ORDERS NO. G-12 THROUGH G-15 AND G-18 IN THE TOTAL AMOUNT OF $33,737.72 AT CAL 1-16, ALEMANY HOUSING REHABILITATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Ultrex Corporation for the construction of Alemany Housing Rehabilitation at CAL 1-16 on October 13, 1989; and

WHEREAS, the Authority is required to add the scope of the work described by Change Orders G-12 through G-15 and G-18; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable;

WHEREAS, funds in the amount of said Change Order are available in DHUD CIAP Budget CA 1-917;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Orders No. G-12 through G-15 inclusive, and G-18 in the total amount of $33,737.72 to Ultrex Corporation are hereby approved.

2. The Executive Director is authorized to execute said Change Orders.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3530 and Commissioner Chuck seconded the motion.

Resolution No. 3530 .....

(i) RESOLUTION NO. 3531

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-27
IN THE TOTAL AMOUNT OF $45,315.31
AT CAL 1-16, ALEMANY HOUSING REHABILITATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Ultrex Corporation for the construction of Alemany Housing Rehabilitation at CAL 1-16 on October 13, 1990; and

WHEREAS, the Authority is required to add the scope of the work described by Change Order G-27; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD CIAP Budget CA 1-914;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-27 in the total amount of $45,315.31 to Ultrex Corporation is hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective on approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3531 and Commissioner Reen seconded the motion.

Resolution No. 3531 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3532

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALART MECHANICAL CONTRACTORS FOR BOILER REHABILITATION AND ASBESTOS ABATEMENT AT ALICE GRIFFITH IN THE AMOUNT OF $188,988.00

WHEREAS, on August 21, 1990 this Authority advertised for bids to rehabilitate the boiler system and remove asbestos in boiler rooms at Alice Griffith; and

WHEREAS, on September 13, 1990 the following bid was received and publicly opened and read aloud:

Alart Mechanical Contractors $188,988.00; and

WHEREAS, the Authority has evaluated the bid and determined the bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the bidder have been reviewed and found to be in order; and

WHEREAS, the bid is within the funding available in the CA-1-916 Comprehensive Improvement Assistance Program; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the award of construction contract under the above conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Alart Mechanical Contractors in the amount of $188,988.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3532 and Commissioner Reen seconded the motion.

Resolution No. 3532 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3533

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF FLOOR TILE ($24,900.00), REPLACEMENT WINDOWS ($58,300.00) AND PAINT ($50,200.00) FOR RENOVATION OF AUTHORITY DWELLING UNITS DURING FISCAL YEAR 1990-1991

WHEREAS, the Authority has escalated its program to rehabilitate vacant units throughout its developments and in so doing has experienced an increased usage of materials and supplies; and

WHEREAS, in order to insure an adequate supply of essential building materials, the Authority solicited bids from Floorcraft, Armstrong and Golden Gate Linoleum for nine hundred fifty cases of floor tiles; and

WHEREAS, the Authority solicited bids from several window manufacturers in addition to advertising for such services in the City and County of San Francisco Minority/Women Business Enterprise directory for replacement windows; and

WHEREAS, the Authority solicited bids for paint per its request for quotations, FRQ 004-90, for five gallon pails of enamel paint in January 1990 that included a price guarantee through September 1990; and

WHEREAS, the Authority selected Floorcraft as the lowest, responsive, responsible bidder for the procurement of floor tiles based on the prices received from the bidders and in accordance with procurement regulations, per 24 CFR, Part 85.36, the Authority must award the purchase of floor tiles to Floorcraft; and

WHEREAS, the Authority received bids from Bob & Tom's Windows, Bonelli Enterprises, Glassworks Unlimited and Medallion Glass for double hung windows and casement windows, and selected Bonelli Enterprises as the apparent low bidder for double hung windows and Glassworks Unlimited as the apparent low bidder for casement windows; and

WHEREAS, the Authority must award contracts to the lowest, responsive, responsible bidders in accordance with procurement regulations per 24 CFR, Part 85.36, and that such low bidders are Bonelli Enterprises for double hung windows and Glassworks Unlimited for casement windows; and

WHEREAS, the Authority awarded a bid to Sinclair Paint as the lowest, responsive, responsible bidder for five gallon pails of enamel latex paint in January 1990 and that such award was contingent upon the availability of the awarded price per unit through September 30, 1990, and therefore, it is in the best interest of the Authority to procure additional paint under this agreement prior to the expiration of the agreed upon price; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority may procure the required paint based on the award made to Sinclair Paint in January 1990; and

WHEREAS, funding for the floor tile and paint was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1990-1991 and funding for the windows is available from the Comprehensive Improvement Assistance Program (CIAP) for 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Floorcraft to provide the Authority with floor tiles in an amount not to exceed $24,900.00.

2. The Executive Director is authorized to execute a purchase order for Bonelli Enterprises and Glassworks Unlimited to provide PVC replacement windows in an amount not to exceed $58,300.00.

3. The Executive Director is authorized to execute a purchase order for Sinclair Paint to provide the Authority with enamel latex paint in an amount not to exceed $50,200.00.

4. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3533 and Commissioner Chuck seconded the motion.

Resolution No. 3533 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Alma Lark
Ace Washington

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of September 27, 1990 was adjourned at 5:17 p.m. The next regular meeting has been scheduled for October 3, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

(Agenda)

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October 1, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, October 4, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 4, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contractual Agreement with Warren Foster and Associates to Lease Parking Facilities Adjacent to the Alice Griffith Housing Development through January 31, 1992

(b) Resolution - Authorizing the Executive Director to Extend Maintenance Contracts and Execute Purchase Orders for the Provision of Services for the Administrative Operation of the Authority during Fiscal Year 1990-1991

(c) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Provision of Required Services for Housing Authority Properties during Fiscal Year 1990-1991

(d) Resolution - Authorizing the Executive Director to Establish a Third Party Tenant Escrow Account with the Bank of America and to Appoint the Bank of America Escrow Agent

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 4, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, October 4, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:03 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
Carlene Williams, Commissioner

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ABSENT: William Drypolcher, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine L. Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Boileau moved to approve the agenda of October 4, 1990 and Commissioner Goode seconded the motion.

The agenda of October 4, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approve the minutes of Regular meeting held on September 27, 1990 and Commissioner Boileau seconded the motion.

The minutes of the Regular meeting held on September 27, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Tenant Representative Report was given by Ms. Cleola Richardson.

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

RESOLUTION NO. 3534
DATE ADOPTED: 10/4/90

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACTUAL AGREEMENT WITH WARREN FOSTER AND ASOCIATES TO LEASE PARKING FACILITIES ADJACENT TO THE ALICE GRIFFITH HOUSING DEVELOPMENT THROUGH JANUARY 31, 1992

WHEREAS, the Authority owns land, Parcel 20, Block 4884, adjacent to the Alice Griffith development; and

WHEREAS, the Authority desires to enter into a lease with Warren Foster and Associates (aka Rite Turn Parking) to operate a parking facility;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute a lease agreement with Warren Foster and Associates for the lease of Parcel 20 Block 4884 for the purpose of operating a parking facility.

2. Among other provisions which the Executive Director may require, said lease agreement shall contain language which (a) indemnifies and holds the Authority harmless from any liability in conjunction with the operation of said parking facility and a minimum number of hours of resident employment to be guaranteed by the lessee; and (c) requires the submission of certified weekly payrolls by the lessee.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

Oct 4, 1990
Date

Commissioner Reen moved to amend the Resolution to change date from January 31, 1992 to February 28, 1991. Commissioner Goode seconded the motion. Motion to amend Resolution No. 3534 was adopted **UNANIMOUSLY.**

Thereafter, Commissioners voted to adopt Resolution No. 3534, as amended.

Resolution No. 3534 was adopted with Commissioner Boileau abstaining.

RESOLUTION NO. 3535

DATE ADOPTED: 10/04/90

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND MAINTENANCE CONTRACTS, AND EXECUTE PURCHASE ORDERS FOR THE PROVISION OF SERVICES FOR THE ADMINISTRATIVE OPERATION OF THE AUTHORITY DURING FISCAL YEAR 1990 - 1991

WHEREAS, in order for the Authority to properly maintain its administrative operation, the services of selected vendors must be secured as follows:

American Telephone & Telegraph (AT&T) - Provision for the lease of telephones and related equipment.

Bank of America - Provision for payment of fees as fiscal agent for the Authority, and for the processing of the bi-weekly payroll.

Boise Cascade Office Products - Office supplies for all departments in the Authority.

City and County of San Francisco - Provision for supplying gasoline and engine fluids to Authority vehicles.

Department of Electricity - Provision for the servicing and repairs to Authority-owned Motorola hand-held radios and similar communication devices.

Department of Public Health - Provision for the licensing and disposal of hazardous wastes within the City and County of San Francisco.

Genicom Corporation - Maintenance agreement for labor, materials and equipment for the routine and preventive maintenance of Memorex Model 2056 computer printers.

Imperial Bank - Provision for lockbox rental, courier service, collections, reports and other banking services.

Eaton Financial Corporation (Lesher office Equipment) - Provision for the lease, of fascimile machines used by the Authority.

Levinson Bros. (Fireman's Fund) - Provision for the payment of automobile insurance premiums for liability, comprehensive and collision coverage with Fireman's Fund for Authority vehicles.

Memorex - Labor, parts, equipment and materials for the routine and preventive maintenance of Memorex model 2051 systems throughout the Authority's properties.

Motorola - Provision for the repairs and maintenance of the Plexus computer equipment and software.

Pacific Bell - Provision for telephone services for Authority properties and maintenance of telephone equipment at 440 Turk Street.

Pactel - Provision for the use of telephone communication systems related to mobile telephone equipment.

RMRS Systems - Provision for advance payment of metered postage.

Tel-Plus Communications, Inc. - Maintenance agreement for labor, parts, materials and equipment for emergency and routine repairs of the telephone system at 1815 Egbert.

United States Postal Service - Provision for bulk mailing of tenant statements and notices.

WHEREAS, such services are necesssary for the daily operation of administrative functions throughout the Authority; and

WHEREAS, it was determined that replacement parts be interchangeable as well as compatible with the equipment to be serviced, and in the Authority's opinion, Genicom Corporation and Tel-Plus Communications, Inc. were uniquely qualified to meet this requirement; and

WHEREAS, AT&T, Bank of America, Imperial Bank, Eaton Financial Corp. (Lesher Office Equipment), Levinson Bros.(Fireman's Fund), and Pactel were selected as the most advantageous to the Authority based on price and other factors considered; and

WHEREAS, Boise Cascade Office Products provides services based on a contract with the City and County of San Francisco; and

WHEREAS, services provided by the City and County of San Francisco, Department of Electricity, Department of Public Health, Pacific Bell, Memorex, Motorola, RMRS Systems and United States Postal Service qualify as sole source based on the knowledge and belief of the Authority; and

WHEREAS, based on the foregoing discussion, and in accordance with Federal procurement regulations, 24 CFR, Part 85.36, it is most advantageous for the Authority to secure the services of the contractors mentioned herein, cost and other factors considered; and

WHEREAS, funding for the services detailed above was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1990 - 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders, and where applicable, extend maintenance contracts for the services detailed above in amounts not to exceed the following.

   AT&T - $30,000.00

   Bank of America - $29,000.00

   Boise Cascade - $60,000.00

   City and County of San Francisco - $75,000.00

   Department of Electricity - $6,000.00

   Department of Public Health - $12,000.00

   Genicom Corporation - $6,000.00

   Imperial Bank - $70,000.00

   Eaton Financial Corp. (Lesher Office Equipment) - $8,300.00

RESOLUTION NO. 3535
DATE ADOPTED: 10/04/90

Levinson Bros. (Fireman's Fund) - $203,282.00

Memorex - $7,500.00

Motorola - $19,000.00

Pacific Bell - $200,650.00

Pactel - $6,000.00

RMRS Systems - $26,000.00

Tel-Plus Communications, Inc. - $10,633.00

United States Postal Service - $17,000.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Oct 4, 1990
Date

COMMISSIONER BOILEAU MOVED TO ADOPT RESOLUTION NO. 3535 AND COMMISSIONER GOODE SECONDED THE MOTION.

RESOLUTION NO. 3535 WAS UNANIMOUSLY ADOPTED.

RESOLUTION NO. 3536

DATE ADOPTED: 10/04/90

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROVISION OF REQUIRED SERVICES FOR HOUSING AUTHORITY PROPERTIES DURING FISCAL YEAR 1990 - 1991

WHEREAS, in order for the Authority to operate and maintain its facilities and equipment in a cost effective and financially prudent manner, the services of selected vendors must be secured as follows:

Bay Area Mechanical & Engineering Corp. - Provision for the routine, preventive and emergency repairs to boilers and heating/ventilation systems, and emergency plumbing support services throughout the Authority's developments.

Cunningham Moving & Storage - Provision for the moving and storage services for evicted units throughout the Authority's developments.

Demakas Plumbing and Heating - Provision for the routine, preventive and emergency repairs to boilers and heating/ventilation systems, and emergency plumbing support services throughout the Authority's developments.

The Door Doctor - Labor, parts, materials and equipment for the emergency and preventive maintenance of the automatic garage doors and gates on Authority properties.

Cardkey Systems, Inc. - Labor, parts, materials and equipment for the emergency, routine and preventive maintenance or replacement of cardkey entrance systems in Authority properties.

Golden Gate Disposal - Provision for garbage disposal services.

Millar Elevator Service Co. - Provision for services to include labor, parts, materials and equipment for the routine and nonroutine repairs to elevators in Authority housing developments.

Pacific Conservation Service Company - Provision for the loan payments for energy conservation improvements (zip loan).

Pacific Gas & Electric Co. - Provision for electric and gas services for Authority properties.

Rapid Serve - Provision for the payment of process servers for eviction notices to Authority residents.

San Francisco Water Department - Provision for water and sewer services for Authority properties.

Sanitary Land Fill - Provision for dumping costs at disposal site.

Sears, Roebuck & Company - Labor, materials, parts and equipment for the emergency and routine maintenance of appliances at the Rosa Parks Senior Citizens Development.

Sheriff of the City and County of San Francisco - Provision for evictions of tenants from Authority properties.

Sunset Scavengers - Provision for garbage disposal services for Authority properties.

U.S. Elevator - Labor, parts, materials and equipment for the routine and preventive maintenance of the elevators at 430 and 440 Turk Street.

WCI Major Appliance Group - Provision for services related to the purchase, delivery and installation of refrigerators and ranges in Authority developments.

WHEREAS, such services are necessary for the daily operation of the Authority; and

WHEREAS, The Authority solicited proposals for process servers, and the repair and maintenance of automatic garage doors per its request for proposals (RFP), numbered 012-90 and 013-90, respectively; and

WHEREAS, Rapid Serve and The Door Doctor were the only respondents to the solicitations for process servers (RFP 012-90) and automatic garage door repairs and maintenance (RFP 013-90), respectively; and

WHEREAS, Bay Area Mechanical & Engineering Corp. and Demakas Plumbing and Heating were awarded contracts for emergency plumbing support services and the preventive and routine maintenance of heating systems pursuant to the Authority's request for proposals, numbered 002-90 and 003-90, respectively; and

WHEREAS, Cunningham Moving & Storage was awarded a contract for the moving and storage of the furnishings and other personal belongings from evicted and/or abandoned Authority dwelling units pursuant to the agency's request for proposals, numbered 001-90; and

WHEREAS, WCI Major Appliance Group was awarded a contract for the delivery and installation of ranges and refrigerators pursuant to the Authority's request for proposals, numbered 005-90; and

WHEREAS, Bay Area Mechanical & Engineering Corp., Demakas Plumbing and Heating, Cunningham Moving and Storage and WCI Major Appliance Group have performed satisfactorily during the initial terms of their agreements, and that such contracts allow for an extension of the services provided therein based on the original solicitations; and

WHEREAS, Millar Elevator Service Co. (Schindler Elevator Corp) was awarded a contract to provide routine and emergency repairs and maintenance on Authority elevators pursuant to request for proposals, numbered 90013, and that such contract award is for a period of three (3) years; and

WHEREAS, it is necessary that replacement parts for certain equipment be interchangeable, as well as, compatible with the equipment to be serviced, and that Cardkey Systems, Inc. Sears, Roebuck and Company and U.S. Elevator were uniquely qualified to meet this requirement; and

WHEREAS, services provided by Golden Gate Disposal, Pacific Conservation Service Company, Pacific Gas & Electric, San Francisco Water Department, Sanitary Land Fill, Sheriff of the City and County of San Francisco and Sunset Scavengers qualify as a sole source based on the knowledge and belief of the Authority; and

WHEREAS, based on the foregoing discussion, and in accordance with Federal procurement regulations, 24 CFR, Part 85.36, it is most advantageous for the Authority to secure the services of the contractors mentioned herein, cost and other factors considered; and

WHEREAS, funding for the services detailed above was approved by the Commission as part of the Authority's operating budget for Fiscal Year 1990 - 1991;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders for the services detailed above in amounts not to exceed the following.

Bay Area Mechanical & Engineering Corp.
Demakas Plumbing and Heating
(shared heating system repairs and maintenance)
$575,000.00

Bay Area Mechanical & Engineering Corp.
Demakas Plumbing and Heating
(shared emergency plumbing support services)
$100,000.00

Cardkey Systems, Inc. - $18,000.00

Cunningham Moving & Storage - $44,000.00

The Door Doctor - $10,000.00

Golden Gate Disposal - $247,000.00

Millar Elevator Service Co. - $490,000.00

Pacific Conservation Service Company - $95,000.00

Pacific Gas & Electric Co. - $4,861,500.00

Rapid Serve - $12,000.00

San Francisco Water Department - $2,535,500.00

Sanitary Land Fill - $110,000.00

Sears, Roebuck and Company - $29,997.00

Sheriff, City and County of San Francisco - $13,000.00

RESOLUTION NO. 3536
DATE ADOPTED: 10/04/90

Sunset Scavengers - $939,200.00

U.S. Elevator - $10,000.00

WCI Major Appliance Group - $325,000.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

October 4, 1990
Date

Commissioner Boileau moved to adopt resolution no. 3536 and Commissioner Goode seconded the motion.

Resolution no. 3536 was UNANIMOUSLY adopted.

RESOLUTION NO. 3537
DATE ADOPTED: 10/4/90

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ESTABLISH A TENANT ESCROW ACCOUNT WITH THE BANK OF AMERICA AND TO APPOINT THE BANK OF AMERICA ESCROW AGENT

WHEREAS, the Housing Authority of the City and County of San Francisco ("the Authority") is often engaged in unlawful detainer actions as a landlord; and

WHEREAS, during the process, rents and other payments are tendered to the Authority by tenants or others on the tenant's behalf after the Authority has determined that it will not accept said payments; and

WHEREAS, it is often not practical or possible to return said funds immediately to the tenant; and

WHEREAS, since the Authority does not wish to waive its legal right to pursue the unlawful detainer action, these funds are placed in a tenant escrow account, under the control of the Authority; and

WHEREAS, confusion has arisen surrounding the rights of the tenant and the Authority to access of these funds; and

WHEREAS, to clarify this issue the Authority desires to establish a third party tenant escrow account to control the retention and disbursement of said funds in a legally acceptable manner;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized and directed to establish a third party tenant escrow account with the Bank of America.

2. The Bank of America is hereby appointed as the Escrow Agent for the Tenant Trust Account for holding for the benefit of the tenant funds and rents that are tendered to the Authority but which the Authority has determined not to accept as payment after initiation of the unlawful detainer process.

3. The Escrow Agent will remit these funds back to the individual tenant upon his or her request.

4. The Escrow Agent will only remit these funds to the Authority pursuant to court order, writ of attachment, signed agreement between the tenant and the Authority or some other document which evidences the Authority's legal right to obtain said funds.

5. The Executive Director may establish such other terms deemed legally and administratively necessary or appropriate.

6. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

Oct 4, 1990
Date

Commissioner Chuck moved to adopt Resolution 3537 and Commissioner Reen seconded the motion.

Resolution No 3537 was **UNANIMOUSLY ADOPTED.**

Commissioner Goode suggested a motion be made to have the San Francisco Housing Authority participate in AIDS Awareness month.

Commissioner Williams made a motion to designate October as AIDS Awareness month for the San Francisco Housing Authority and directed the Executive Director to have the informational phamplets provided by the SF Black Coalition distributed to residents of public housing.

The motion to disignate October as AIDS Awareness month for the San Francisco was **UNANIMOUSLY ADOPTED.**

11. VISITORS:

Ms. Jan Allen, Clementina Towers
Mr. R.L. Speer
Mr. Francis J. Clauss

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of October 4, 1990 was adjourned at 5:43 p.m. The next regular meeting has been scheduled for October 8, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 15, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, October 18, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 18, 1990
4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

8-PU

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Resolution Authorizing the Executive Director to Enter into a Contract with John Graham Associates for the Development of a Comprehensive Plan for Physical Improvements for the San Francisco Housing Authority in the Not to Exceed Amount of $225,852

(b) Resolution - Resolution Granting an Easement to the City and County of San Francisco for the Purpose of Maintaining a Sewerline at Westbrook Apartments

(c) Resolution - Resolution Authorizing the Executive Director to Enter into Negotiations for a Lease Agreement for Office Space at 241/243 Golden Gate Avenue

(d) Resolution - Resolution for Ratification of Change Order G-28 and Proceed Order No. 3 in the Total Amount of $28,214 at CAL 1-16, Alemany Housing Rehabilitation

(e) Resolution - Resolution Approving Amendment No. 1 to Contract for Testing and Inspection Services at CAL 1-43, Yerba Buena Plaza West, to Smith-Emery Co. in the Amount of $10,000

(f) Resolution - Resolution for Ratification of Change Order 3 in the Amount of $16,651 at CAL 1-18(2), Yerba Buena Plaza East, Vacate Unit Restoration

10. NEW BUSINESS (cont'd):

(g) Resolution - Resolution for Ratification of Change Order G-1 in the Amount of $10,156 at CAL 1-3, Sunnydale, Vacant Unit Restoration

(h) Resolution - Resolution for Ratification of Change Order G-1 in the Amount of $12,350 at CAL 1-9, Westbrook Apartments South, Vacate Unit Restoration

(i) Resolution - Resolution for Ratification of Change Order G-1 in the Amount of $12,916 at CAL 1-9, Westbrook Apartments North, Vacant Unit Restoration

(j) Resolution - Resolution For Approval of Change Order G-2 in the Amount of $6,525.45 at CAL 1-1, 1-18(1), 1-34, and 1-37 for the Rehabilitation of Boilers and Heating Systems

(k) Resolution - Resolution Authorizing the Executive Director to Renew Housing Authority's Property/Fire Insurance Coverage for the 1990-1991 Policy Year in an Amount not to Exceed $380,000.00

(l) Resolution - Resolution Authorizing the Executive Director to Execute Purchase Orders for Payments to California Energy Investment Corporation ($73,100.00), L.F. Winsten & Associates/Delta Dental Plan ($100,000.00), Hartford Trust ($35,000.00) and Public Employees Retirement System (PERS, $500,000.00) during Fiscal Year 1990-1991

(m) Resolution - Resolution Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Replacement Windows from Bob and Tom's Windows in an Amount Not to Exceed $6,800.00 during Fiscal Year 1990-1991

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

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10/18/90

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 18, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, October 18, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:02 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

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ABSENT: Reverend James E. Goode, Vice President

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Reen moved to approve the agenda of October 18, 1990 and Commissioner Chuck seconded the motion.

The agenda of October 18, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

The Commission waived the approval of the minutes of October 4, 1990 until the next Commission meeting on November 8, 1990.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Boileau reported that the Site and Design Committee met prior to this meeting and discussed issues on the agenda and will make the Committee recommendations when the items are discussed.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Alta Faye Scales presented the Tenant Representative Report. Ms. Scales presented the following issues to the Commission: meetings at Ella Hill Hutch to discuss strategy in connection with the GAIN program.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3538

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH JOHN GRAHAM ASSOCIATES FOR THE DEVELOPMENT OF A COMPREHENSIVE PLAN FOR PHYSICAL IMPROVEMENTS FOR THE SAN FRANCISCO HOUSING AUTHORITY IN THE NOT TO EXCEED AMOUNT OF $225,852.00

WHEREAS, the San Francisco Housing Authority has been funded by the Department of Housing and Urban Development to develop a Comprehensive Plan for Physical Improvements; and

WHEREAS, a consultant is required to assist in the effort; and

WHEREAS, on March 26, 1990 the Authority publicly advertised for proposals from qualified consulting firms; and

WHEREAS, on May 11, 1990 the following four (4) firms submitted proposals for this effort:

John Graham Associates
Gorden Chong & Associates
Kodama and Fleming, Joint Venture
Grossman Design Group; and

WHEREAS, a selection committee composed of Authority staff and one public housing resident has reviewed the proposals submitted and interviewed each firm and has identified the firm of John Graham Associates as the most advantageous to the Authority, cost and other factors considered; and

WHEREAS, the fee proposed by John Graham Associates is within the funding available for this work in the CA-1-917 Comprehensive Improvement Assistance Program; and

WHEREAS, the Department of Housing and Urban Development must approve this contract prior to execution;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Secretary/Executive Director is authorized to award a contract for said work to John Graham Associates in the not to exceed amount of $225,852.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3538 and Commissioner Drypolcher seconded the motion.

Resolution No. 3538 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3539

RESOLUTION GRANTING AN EASEMENT TO THE CITY AND COUNTY OF SAN FRANCISCO FOR THE PURPOSE OF MAINTAINING A SEWERLINE AT WESTBROOK APARTMENTS

WHEREAS, at the completion of the Westbrook Apartments in 1956, it was the apparent intent to grant the City of San Francisco an easement to provide access to a manhole, needed to maintain a sewerline servicing said development; and

WHEREAS, this proposed easement has not been officially recorded; and

WHEREAS, granting this easement would shift the burden of maintaining a sewerline in a public right of way from this Authority to the San Francisco Water Department; and

WHEREAS, staff has reviewed the proposed easement and conducted a field evaluation finding no negative impact;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The easement to the City and County of San Francisco be granted.

2. The Executive Director is hereby authorized and directed to do everything proper as required to effectuate this easement.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3539 and Commissioner Chuck seconded the motion.

Resolution No. 3539 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3540 (AS AMENDED)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO NEGOTIATIONS FOR A LEASE AGREEMENT
FOR OFFICE SPACE AT 241/243 GOLDEN GATE AVENUE

WHEREAS, the existing working space of the Eligibility Section of this Authority has proven to be inadequate; and

WHEREAS, said space does not provide a proper waiting area for the public; and

WHEREAS, said space limits the ability of this Authority to expand its services to the public in a meaningful manner; and

WHEREAS, it is the intent to open up the application process for the Conventional Public Housing Program and the Section 8 Program as well, on a continuing basis, additional space is required; and

WHEREAS, the space located at 241/243 Golden Gate Avenue is available and meets the requirements for the Eligibility Section; and

WHEREAS, funds are available from the Operating Budget to lease the aforementioned space;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to negotiate and enter into an agreement with The Service Employees Union, Local #14 to lease 3,130 square feet of space at 241/243 Golden Gate Avenue for up to and not to exceed five (5) years for the purpose of establishing an Application Service Center.

2. Said rental Agreement shall not exceed $.60 per square foot per month for ground floor and mezzanine space, $.30 per square foot per month for basement storage space and use of the large meeting room for up to four (4) hours per day at $300 per month.

3. This resolution shall be effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3540 and Commissioner Reen seconded the motion.

Commissioner Reen moved to amend Resolution No. 3540 to state that the lease was not to exceed five (5) years and Commissioner Williams seconded the motion.

The motion to amend the resolution was UNANIMOUSLY ADOPTED.

Resolution No. 3540 was UNANIMOUSLY ADOPTED as amended.

(d) RESOLUTION NO. 3541

RESOLUTION FOR RATIFICATION OF CHANGE ORDER G-28
AND PROCEED ORDER NO. 3 IN THE TOTAL AMOUNT
OF $28,214.00 AT CAL 1-16,
ALEMANY HOUSING REHABILITATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Ultrex Corporation for the construction of Alemany Housing Rehabilitation at CAL 1-16, on October 13, 1989; and

WHEREAS, the Authority is required to add the scope of the work described by Change Order G-28 and Proceed Order No. 3; and

WHEREAS, the Authority staff has reviewed the proposed cost of said change order and found the same to be fair and reasonable; and

WHEREAS, costs for said Proceed Order are being monitored daily by Authority staff; and

WHEREAS, funds in the amount of said Change Order and Proceed Order are available in DHUD CIAP Budget CA 1-917;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-28 in the amount of $8,214.00 and Proceed Order No. 3 in an amount not-to-exceed $20,000.00 to Ultrex Corporation are hereby ratified.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3541 and Commissioner Reen seconded the motion.

Resolution No. 3541 was ADOPTED with one (1) ABSTENTION from Commissioner Boileau.

(e) RESOLUTION NO. 3542

RESOLUTION APPROVING AMENDMENT NO. 1
TO CONTRACT FOR TESTING AND INSPECTION SERVICES
AT CAL 1-43, YERBA BUENA PLAZA WEST,
TO SMITH-EMERY COMPANY IN THE AMOUNT OF $10,000.00

WHEREAS, the Authority and Smith-Emery Company entered into an agreement under the date of March 27, 1990 for the provision of testing and inspection services for construction of 203 apartments and community center at CAL 1-43; and

WHEREAS, it is required that shear wall testing and inspection be performed; and

WHEREAS, the funds appropriated for the initial contract with Smith-Emery Company will not be adequate to provide for shear wall testing and inspection services; and

WHEREAS, Smith-Emery Company has had direct experience and knowledge of the Authority site and can best anticipate problems likely to be encountered; and

WHEREAS, staff anticipate approximately $10,000.00 may be required to complete the shear wall testing and inspection; and

WHEREAS, funds in the amount of the proposed amendment are available in the Yerba Buena Plaza West Development Budget CA39-P001-043;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to amend the said contract with Smith-Emery Company for the amount of $10,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3542 and Commissioner Williams seconded the motion.

Resolution No. 3542 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3543

RESOLUTION FOR RATIFICATION OF CHANGE ORDER G-3
IN THE AMOUNT OF $16,651.00 AT CAL 1-18(2),
YERBA BUENA PLAZA EAST, VACANT UNIT RESTORATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with PFW Associates, Inc. for the vacant unit restoration work at CAL 1-18(2), Yerba Buena Plaza East on June 14, 1990; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-3; and

WHEREAS, the Authority staff has reviewed the proposed cost of said change order and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said change order are available in 1990 CDBG Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-3 in the amount of $16,651.00 to PFW Associates, Inc. is hereby ratified.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3543 and Commissioner Chuck seconded the motion.

Resolution No. 3543 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3544

RESOLUTION FOR RATIFICATION OF CHANGE ORDER G-1
IN THE AMOUNT OF $10,156.00 AT CAL 1-3, SUNNYDALE,
VACANT UNIT RESTORATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Malek Contractors, Inc. for the vacant unit restoration work at CAL 1-3, Sunnydale, on June 14, 1990; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-1; and

WHEREAS, the Authority staff has reviewed the proposed cost of said change order and found the dame to be fair and reasonable; and

WHEREAS, funds in the amount of said change order are available in 1990 CDBG Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-1 in the amount of $10,156.00 to Malek Contractors, Inc. is hereby ratified.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3544 and Commissioner Reen seconded the motion.

Resolution No. 3544 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3545

RESOLUTION FOR RATIFICATION OF CHANGE ORDER G-1
IN THE AMOUNT OF $12,350.00 AT CAL 1-9, WESTBROOK
APARTMENTS - SOUTH, VACANT UNIT RESTORATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with European Home Design for the vacant unit restoration work at CAL 1-9, Westbrook Apartments - South, on June 14, 1990; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-1; and

WHEREAS, the Authority staff has reviewed the proposed cost of said change order and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said change order are available in 1990 CDBG Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-1 in the amount of $12,350.00 to European Home Design is hereby ratified.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3545 and Commissioner Reen seconded the motion.

Resolution No. 3545 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3546

RESOLUTION FOR RATIFICATION OF CHANGE ORDER G-1 IN THE AMOUNT OF $12,916.00 AT CAL 1-9, WESTBROOK APARTMENTS - NORTH, VACANT UNIT RESTORATION

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Agbayani Construction, Inc. for the vacant unit restoration work at CAL 1-9, Westbrook Apartments-North, on June 14, 1990; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-1; and

WHEREAS, the Authority staff has reviewed the proposed cost of said change order and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said change order are available in 1990 CDBG Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-1 in the amount of $12,916.00 to Agbayani Construction, Inc. is hereby approved.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3546 and Commissioner Chuck seconded the motion.

Resolution No. 3546 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3547

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-2
IN THE AMOUNT OF $6,525.45 AT CAL 1-1, 1-18(1),
1-34 AND 1-37 FOR THE REHABILITATION OF
BOILERS AND HEATING SYSTEMS

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Alart Mechanical for the construction of CAL 1-1, 1-18(1), 1-34 and 1-37 rehabilitation of boilers and heating system on July 3, 1990; and

WHEREAS, the Authority is required to add the scope of the work described by Change Order G-2; and

WHEREAS, the Authority staff has reviewed the proposed cost of said change order and found the same to be fair and reasonable; and

WHEREAS, costs for said Change Order are available in DHUD Development Budget CA-1-916;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-2 in the amount of $6,525.45 to Alart Mechanical is hereby approved.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3547 and Commissioner Williams seconded the motion.

Resolution No. 3547 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3548

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW HOUSING AUTHORITY'S PROPERTY/FIRE INSURANCE COVERAGE FOR THE 1990-1991 POLICY YEAR IN AN AMOUNT NOT TO EXCEED $380,000.00

WHEREAS, Section 305, Part Two of the Annual Contribution Contract dated August 27, 1964, as amended, between the Housing Authority of the City and County of San Francisco ("the Authority") and the U.S. Department of Housing and Urban Development requires the Authority to insure by fire and extended coverage all of its insurable property; and

WHEREAS, the Authority's property/fire insurance coverage with the Home Insurance Company will expire on October 23, 1990 at 12:00 am; and

WHEREAS, the Authority, through its agents and staff has begun soliciting quotes where the terms and conditions will meet the federal requirements from the insurance market using its broker, Johnson & Higgins; and

WHEREAS, the Authority has been assured by its broker that the 1990-1991 premium will not exceed $380,000.00, with the same policy limits and deductibles; and

WHEREAS, the need to secure the insurance coverage before the next regularly scheduled Commission meeting has arisen to avoid any lapse in coverage;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to renew fire and extended insurance coverage for all the Authority's property buildings for a premium not to exceed $380,000.00 with the same policy limits and deductible when the most advantageous quote becomes available.

2. This resolution takes effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3548 and Commissioner Drypolcher seconded the motion.

Resolution No. 3548 was UNANIMOUSLY ADOPTED.

(1) RESOLUTION NO. 3549

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR PAYMENTS TO CALIFORNIA ENERGY INVESTMENT CORPORATION ($73,100.00), L.F. WINSTEN & ASSOCIATES/DELTA DENTAL PLAN ($100,000.00), HARTFORD TRUST ($35,000.00) AND PUBLIC EMPLOYEES RETIREMENT SYSTEM (PERS, $500,000.00) DURING FISCAL YEAR 1990-1991

WHEREAS, the Authority entered into an energy purchase agreement on March 30, 1983 with Solar Fund, a partnership controlled by California Energy Investment Corporation, and entered into an energy purchase agreement on November 25, 1985 with California Energy Investment Corporation for the procurement of solar heat energy; and

WHEREAS, the Authority entered into ten (10) year lease agreements with California Energy Investment Corporation for leasing of rooftops and mechanical areas for the installation of lessee-owned solar energy devices on August 1, 1984 and November 24, 1985; and

WHEREAS, it is most advantageous for the Authority to continue to procure solar energy from California Energy Investment Corporation due to the unexpired lease terms on the rooftops and mechanical areas, current oil price conditions and in order for the Authority to retain Public Utilities Commission rebates received by this agency; and

WHEREAS, the Authority wishes to provide and maintain adequate health care and life insurance coverage for its employees in accordance with its employment contracts and union agreements; and

WHEREAS, the Authority contracted with L.F. Winsten & Associates to administer its dental plan, which in turn, negotiated a contract with Delta Dental Plan of California on behalf of the Authority to provide comprehensive dental coverage in a manner that is most advantageous to this agency based on cost and coverage provided; and

WHEREAS, the Authority contracted with Hartford Life Insurance Company to provide life insurance coverage for its employees and a voluntary employee-paid annuity program; said insurance company has performed well in providing such services to the Authority; and

WHEREAS, the Authority wishes to continue coverage with Hartford Life Insurance Company due to its satisfactory performance, the Authority's commitment to provide such coverage and the lack of alternative coverage options at the present time; and

WHEREAS, the Authority consolidated its health plan coverage under the Public Employees' Medical and Hospital Care Act being administered by the Public Employees Retirement System (PERS) which was adopted by the Board of Commissioners pursuant to Resolution No. 3297, and accepted by United Public Employees Local 790 pursuant to meet and confer proceedings; and

WHEREAS, the effective date of such coverage under PERS was May 1, 1989, and it is most advantageous for the Authority to continue said coverage for Fiscal Year 1990-1991; and

WHEREAS, funding for the services described herein has been approved by the Commission as part of the Authority's operating budget for Fiscal Year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of solar heat energy from California Energy Investment Corporation in an amount not to exceed $73,100.00 during Fiscal Year 1990-1991.

2. The Executive Director is authorized to execute a purchase order for the payment of dental coverage insurance premiums to L.F. Winsten & Associates in an amount not to exceed $100,000.00 during Fiscal Year 1990-1991.

3. The Executive Director is authorized to execute a purchase order for the payment of life insurance premiums to Hartford Life Insurance Company (Hartford Trust) in an amount not to exceed $35,000.00 during Fiscal Year 1990-1991.

4. The Executive Director is authorized to execute a purchase order for the payment of health care coverage to the Public Employees' Retirement System (PERS) in an amount not to exceed $500,000.00 during Fiscal Year 1990-1991.

5. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Drypolcher moved to adopt Resolution No. 3549 and Commissioner Reen seconded the motion.

Resolution No. 3549 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3550

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT
OF REPLACEMENT WINDOWS FROM BOB AND TOM'S WINDOWS
IN AN AMOUNT NOT TO EXCEED $6,800.00
DURING FISCAL YEAR 1990-1991

WHEREAS, the Authority identified windows in its developments that required replacement in order to complete the renovation of vacant units in various locations; and

WHEREAS, the Authority solicited quotes from Glassworks Unlimited, Bob & Tom's Windows and Medallion Glass for the specified windows in accordance with small purchasing procedure requirements under Federal procurement regulations, 24 CFR, Part 85.36; and

WHEREAS, the Authority selected Bob & Tom's Windows as the lowest, responsive, responsible bidder for the required windows, and therefore, must award the bid to Bob & Tom's Windows in accordance with the applicable Federal procurement regulations; and

WHEREAS, funding for the windows is available from the operating budget of the Authority during Fiscal Year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for Bob & Tom's Windows to provide PVC replacement windows in an amount not to exceed $6,800.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3550 and Commissioner Drypolcher seconded the motion.

Resolution No. 3550 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen, Clementina
Brenda Stringer, Sunnydale
Espinola Jackson, District 7 Democratic Club
Francis Klauss, Potrero Hill
Evelyn Wilson
Babette Grejke, Potrero Hill
Dorice Murphy
Ernie Merriweather
Ace Washington
Mary Lou Tongus
Joe O'Donahue

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of October 18, 1990 was adjourned at 5:18 p.m. The next regular meeting has been scheduled for November 8, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 5, 1990

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, November 8, 1990 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

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THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, NOVEMBER 8, 1990 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

   (a) Minutes of Regular Meeting held October 4, 1990
   (b) Minutes of Regular Meeting held October 18, 1990

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

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NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Cancellation of the Regular Commission Meetings scheduled for November 22, 1990 and December 27, 1990

(b) Resolution - Approving Development Project Grant to Consolidated Annual Contributions Contract No. SF-255 and Authorizing its Execution and Recordation of Declaration of Trust

(c) Resolution - Approving Development Project Grant to Consolidated Annual Contributions Contract No. SF-255 and Authorizing its Execution

(d) Resolution - Ratifying the Advertisement of the Deputy Executive Director for Administration and Finance Position Availability in the New York Times Business Section on October 28, 1990 by the Firm of Davis and Dorand Advertising in an Amount not to Exceed $6,800.00

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10. NEW BUSINESS (cont'd):

(e) Resolution - Authorizing the Executive Director to Purchase the Computer Software Program "Construct" and to Have Training provided for the Appropriate Personnel by PHA Support Systems, Inc. not to Exceed the Amount of $11,500.00

(f) Resolution - Approving the Implementation of a Formal Investment Policy and Cash Management Procedures

(g) Resolution - Authorizing the Executive Director to Enter into an Agreement with the San Francisco Conservation Corps for the Construction of Yards for Residents at the Great Highway Development, CAL 1-35, in the Amount of $38,672.00

(h) Resolution - Approving Superseding Part I and New Part II of Section 8 Housing Certificate Program Annual Contributions Contract No. SF-618 and Authorizing Execution

(i) Resolution - Ratifying the Submission of an Operating Budget for the 1990 Public Housing Drug Elimination Program Funding at San Francisco Housing Authority Developments

(j) Resolution - Authorizing the San Francisco Chief Administrative Officer to Act in Behalf of the San Francisco Housing Authority in Regard to the Hazard Mitigation Grant Program Application (HMGP)

(k) Resolution - Authorizing the Executive Director to Execute a Purchase Order to Increase the Encumbrance for Service to Include Labor, Parts, Materials and Equipment for Plumbing and Heating Repairs in the Authority Housing Developments in the Amount of $50,000.00 for the Remainder of Fiscal Year 1989-1990

(l) Resolution - Approving Amendment No. 17 to Section 8 Annual Contributions Contract No. SF-618 and Authorizing its Execution

(m) Resolution - For Approval of Change Order Nos. G-40, G-41, G-43, G-44, G-45 and S-7 in the Total Amount of $93,286.00 at CAL 1-43, Yerba Buena Plaza West, for the Construction of 203 Apartments and Community Center

(n) Resolution - For Approval of Change Order No. G-32 in the Amount of $9,545.64 at CAL 1-16, Alemany Housing Rehabilitation

(o) Resolution - For Approval of Change Order No. G-29 in the Total Amount of $16,759.26 at CAL 1-16, Alemany Housing Rehabilitation

(p) Resolution - Authorizing the Executive Director to Negotiate Litigation Fees and Procure said Services in an Amount not to Exceed $120,000.00 in Fiscal Year 1990-1991

10. NEW BUSINESS (cont'd):

(q) Resolution - Authorizing the Executive Director to Execute Purchase Orders and Contracts for the Three (3) Year Lease of Ten (10) Xerox 5028 Photocopiers ($20,000/Year) and Two (2) Savin 7640 Photocopiers ($21,000/Year) and the Purchase of a Xerox 1090 Photocopier ($59,000)

(r) Resolution - Authorizing the Executive Director to Execute a Purchase Order to S. & C. Ford for the Procurement of Two Used Pick-Up Trucks ($15,800), One Used Automobile ($10,000) and Leasing Costs Currently Owed ($7,200) in an Amount not to Exceed $33,000.00

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

November 8, 1990

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

December 13, 1990

The agenda for this meeting is missing

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

MINUTES

Regular Meeting Held:
Thursday, December 13, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, December 13, 1990 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:10 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner (arrived at 4:30 pm)

ABSENT: Robert J. Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Goode moved to approve the agenda of December 13, 1990 and Commissioner Reen seconded the motion.

The agenda of December 13, 1990 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Drypolcher moved to approve the minutes of November 8, 1990 and Commissioner Reen seconded the motion.

The minutes of November 8, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Chuck reported that the Personnel Committee met on December 13, 1990 prior to the Commission meeting to discuss pending personnel items.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel also requested an Executive Session to discuss a matter of pending litigation. Executive Session is authorized under Government Code Section 54956.9(a) for matters of pending litigation.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: the PHTA Holiday Party on December 19, 1990 at 1:00 pm at 1111 Buchanan Street and also she requested a report on refunds on stoves and refrigerators at the next meeting.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3569

RESOLUTION AUTHORIZING PAYMENT OF MEMBERSHIP DUES TO THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) FOR FISCAL YEAR 1990-1991 IN THE AMOUNT OF $12,416.00

WHEREAS, there exists an association known as the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, CLPHA provides valuable benefits and services only to its member large public housing authorities; and

WHEREAS, the Housing Authority of the City and County of San Francisco is considered to be a large public housing authority; and

WHEREAS, the Authority wishes to avail itself of the benefits available to it by virtue of membership in CLPHA;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Membership in CLPHA be renewed for Fiscal Year 1990-1991.

2. The Executive Director is authorized to pay CLPHA dues in the amount of $12,416.00.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3569 and Commissioner Reen seconded the motion.

Resolution No. 3569 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3570

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO EXECUTE A PURCHASE ORDER FOR THE HOUSING AUTHORITY
RISK RETENTION GROUP IN THE AMOUNT OF $100,000.00

WHEREAS, the Authority by Resolution No. 3006 dated May 28, 1987 accepted membership into the Housing Authority Risk Retention Group ("HARRG") for the provision of general liability insurance; and

WHEREAS, the Authority by Resolution No. 3466 dated May 24, 1990 renewed its policy with HARRG for the 1990-1991 policy year; and

WHEREAS, the Authority's policy with HARRG requires the Authority to pay a deductible in the amount of $5,000.00 for each general liability claim that is accepted for payment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute a purchase order for the Housing Authority Risk Retention Group for the fiscal year 1990-1991 in an amount not to exceed $100,000.00.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3570 and Commissioner Williams seconded the motion.

Resolution No. 3570 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3571

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH MORRIS DAVIS & COMPANY TO CONDUCT AUDIT SERVICES FOR THE AUTHORITY IN AN AMOUNT NOT TO EXCEED $86,000.00 DURING FISCAL YEAR 1990-91

WHEREAS, the Department of Housing and Urban Development (HUD) provides financial assistance to the Authority for low-income public housing, and as such, has the right to audit the books and records of the Authority pertinent to its operations with respect to said financial assistance; and

WHEREAS, HUD has authorized the Authority to procure such an audit by an Independent Public Accountant in lieu of audit by the Government; and

WHEREAS, the Authority solicited audit proposals from a number of qualified firms in open and full competition, per its Request for Proposals Number 001-91; and

WHEREAS, the Authority selected Morris Davis & Company, a minority-owned business, as the firm that could provide such audit services in a manner that is most advantageous to the agency, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under the Code of Federal Regulations, 24 CFR, Part 85.36, the Authority may proceed to negotiate with, and award a contract to Morris Davis & Company; and

WHEREAS, funding for the audit services as described herein was approved by the Commission as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director may negotiate and enter into a contract with Morris Davis & Company to provide audit services to the Authority in an amount not to exceed $86,000.00 during fiscal year 1990-91.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3571 and Commissioner Reen seconded the motion.

Resolution No. 3571 UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3572

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CLOUGH FLOORING FOR THE RESURFACING AND REFINISHING OF EXISTING OAK FLOORING AT ALEMANY IN THE AMOUNT OF $39,260.00

WHEREAS, on October 19, 1990 this Authority advertised for bids to resurface and refinish existing oak flooring at Alemany; and

WHEREAS, on November 11, 1990 the following single bid was received and publicly opened and read aloud:

Bidder	Bid Amount
Cough Flooring	$39,260.00

WHEREAS, the Authority has evaluated the bid and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-917 Comprehensive Improvement Assistance Program; and

WHEREAS, the Authority has requested and received the Department of Housing and Urban Development's approval to award the construction contract under the above conditions; and

WHEREAS, the Executive Director has authorized the execution of the contract with this contractor so that the rehabilitation of these apartments can be completed at the earliest possible date;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission confirms the Executive Director's action to execute a contract for said work to Clough Flooring in the amount of $39,260.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3572 and Commissioner Reen seconded the motion.

Resolution No. 3572 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3573

RESOLUTION RATIFYING THE PROCUREMENT OF TWO ONE TON DUMP TRUCKS AND THREE ONE-HALF TON PICK-UP TRUCKS WITHOUT OPTIONS FROM S & C FORD ($87,100) AND FIVE PICK-UP TRUCKS WITH KOENIG UTILITY BODIES AND FOUR COMMERCIAL VANS FROM STEWART CHEVROLET ($131,200) DURING FISCAL YEAR 1990-91

WHEREAS, the Authority depends on maintenance vehicles to conduct daily maintenance services and to respond to work order requests in a timely manner; and

WHEREAS, the Authority has fifteen (15) maintenance vehicles that are over ten (10) years old and several additional ones that are eight years old, all of which require extensive repair and maintenance attention creating delays in responding to service calls; and

WHEREAS, the Authority must procure new vehicles, in some cases to replace the older ones in adherence to the cyclical vehicle replacement schedule, and in other cases to meet the increased staffing levels in the Maintenance Operations and force account crews; and

WHEREAS, the Authority solicited bids, per its Invitation for Bids number 003-91, from local dealers in open and full competition for the procurement of fourteen (14) vehicles in order to adhere to the vehicle replacement schedule and to assist in the delivery of maintenance services in a timely manner; and

WHEREAS, S & C Ford was the lowest, responsive, responsible bidder for two (2) one ton dump trucks and three (3) one-half ton pick-up trucks without options; and

WHEREAS, Stewart Chevrolet was the lowest, responsive, responsible bidder on four (4) commercial vans and five (5) pick-up trucks with utility bodies; and

WHEREAS, the selection of the aforementioned vendors was performed in accordance with the applicable procurement regulations stated in the Code of Federal Regulations, 24 CFR, Part 85.36, and the Comprehensive Improvement Assistance Program (CIAP) requirements provided for the U.S. Department of Housing and Urban Development (HUD) Handbook 7485.1, Rev-4; and

WHEREAS, due to the urgent need for replacement vehicles the Authority stated a preference for vehicles that were in stock and available, and in order to avail itself of the delivery of such vehicles in a timely manner, it was required that the Authority proceed with the awards stated above prior to formal approval by the Commission; and

WHEREAS, funding for the procurement of the vehicles detailed above was approved by the Commission as part of the Authority's operating budget for fiscal year 1990-91; except for two vehicles for which funding is available from the Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners hereby ratifies the execution of a purchase order with S & C Ford for the procurement of maintenance vehicles in an amount not to exceed $87,100.00.

2. The Board of Commissioners hereby ratifies the execution of a purchase order with Stewart Chevrolet for the procurement of maintenance vehicles in an amount not to exceed $131,200.00.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3573 and Commissioner Williams seconded the motion.

Resolution No. 3573 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3574

RESOLUTION RATIFYING THE INSTALLATION OF METAL BARS AND MESHES BY NUEVA CASTILLA CO. ON EXTERIOR WAREHOUSE AND OFFICE WINDOWS LOCATED AT 90 KISKA ROAD IN AN AMOUNT NOT TO EXCEED $10,100.00

WHEREAS, the Authority has identified 90 Kiska Road for establishment of a mini-warehouse as part of its decentralization efforts for storage of substantial quantities of materials and supplies; and

WHEREAS, the Authority solicited price quotes from an adequate number of qualified contractors, and received bid proposals from Nueva Castilla Co. and B-Metal Fabrication, Inc. to install security gates and wire meshes on the windows at the 90 Kiska Road storage facility; and

WHEREAS, the Authority selected Nueva Castilla Co., a minority-owned business, as the lowest, responsive, responsible bidder for the required services in accordance with applicable procurement regulations as established under the Comprehensive Improvement Assistance Program (CIAP), U.S. Department of Housing and Urban Development (HUD) Handbook 7485.1, Rev-4; and

WHEREAS, the Authority proceeded to award a contract to Nueva Castilla Co. in advance of formal Commission approval to allow commencement and completion of the work in a timely manner for the prevention of supply losses due to theft or vandalism; and

WHEREAS, funding for the services described herein is available from CIAP for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners hereby ratifies the selection of and execution of a purchase order for Nueva Castilla Co. to install metal bars and wire meshes over exterior windows at the 90 Kiska Road warehouse and office building in an amount not to exceed $10,100.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3574 and Commissioner Williams seconded the motion.

Resolution No. 3574 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3575

RESOLUTION AUTHORIZING THE EXTENSION OF THE CONTRACT WITH WESTERN SECURITY BUREAU, INC. FOR SECURITY SERVICES AT THE ROSA PARKS HOUSING DEVELOPMENT THROUGH OCTOBER 31, 1991 IN AN AMOUNT NOT TO EXCEED $90,000.00

WHEREAS, the Authority is dedicated to providing adequate security for the residents of its developments and has been awarded a grant to provide security services at its Rosa Parks Housing Development; and

WHEREAS, the Authority solicited proposals, in open and full competition, from an adequate number of qualified contractors per its Request for Proposals (RFP) number 006-90 and selected Western Security Bureau, Inc. therefrom as the contractor to provide services that are most advantageous to the Authority, cost and other factors considered; and

WHEREAS, Western Security Bureau, Inc., a minority-owned business enterprise, has performed well during its first six month contract period, and as such, the Authority wishes to extend the contract period for an additional one year term as provided for in the contract; and

WHEREAS, funding for the security services at Rosa Parks is available through a grant from the Mayor's Criminal Justice Council for the period ending October 31, 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to extend the contract with Western Security Bureau, Inc. for a

one year period ending on October 31, 1991 in an amount not to exceed $90,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Drypolcher moved to adopt Resolution No. 3575 and Commissioner Goode seconded the motion.

Resolution No. 3575 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3576

RESOLUTION APPROVING AMENDMENT NO. 2 TO CONTRACT FOR CONSULTING SERVICES FOR SOIL PREPARATION MONITORING AND TESTING AT CAL 1-43, YERBA BUENA PLAZA WEST, TO GEO/RESOURCES, INC. IN AN AMOUNT NOT TO EXCEED $14,000

WHEREAS, the Authority and Geo/Resources, Inc. entered into an agreement under the date of November 9, 1989 for the provision of soil preparation monitoring and testing at CAL 1-43; and

WHEREAS, the Local Authority and the Consultant entered into a modification to this agreement, Modification No. 1, under the date of 21st of March, 1990 for the consultant to provide additional geotechnical services; and

WHEREAS, additional services are required of the Consultant during trenching and backfilling of utility distribution trenches in the public right-of-way; and

WHEREAS, the funds appropriated for the initial contract and Modification No. 1 with Geo/Resources, Inc. will not be adequate to provide all required soils consulting services; and

WHEREAS, Geo/Resources, Inc. has had direct experience with problems encountered on the Authority site and can best anticipate problems likely to be encountered in the remaining areas of soils work; and

WHEREAS, staff anticipates approximately $14,000 may be required to complete the soils consultancy; and

WHEREAS, funds in the amount of the proposed Amendment are available in the Yerba Buena Plaza West Development Budget CA39-P001-043;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to amend the said contract with Geo/Resources, Inc. for the amount not to exceed $14,000.00.

2. this resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3576 and Commissioner Reen seconded the motion.

Resolution No. 3576 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3577

RESOLUTION FOR APPROVAL OF CHANGE ORDER NOS. G-46 THROUGH G-51 IN THE TOTAL AMOUNT OF $72,933.00 AT CAL 1-43, YERBA BUENA PLAZA WEST, CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders for the construction of 203 apartments and community center at CAL 1-43, Yerba Buena Plaza West, on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Orders G-46 through G-51 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order Nos. G-46 through G-51 in the total amount of $72,933.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Orders.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3577 and Commissioner Goode seconded the motion.

Resolution No. 3577 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3578

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-42
IN THE AMOUNT OF $57,689.00 AT CAL 1-43,
YERBA BUENA PLAZA WEST, FOR THE CONSTRUCTION OF
203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Búilders for the construction of 203 apartments and community center at CAL 1-43, Yerba Buena Plaza West, on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Order G-42 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD Development Budget CA 39-P001-43;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-42 in the amount of $57,689.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to execute said Change Orders.

3. This resolution is effective upon approval by DHUD.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3578 and Commissioner Williams seconded the motion.

Resolution No. 3578 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3579

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO INCREASE THE PURCHASE REQUISITION TO ALEXANDER,
MILLNER AND MCGEE IN THE AMOUNT OF $35,200.00
TO COVER THE OUTSTANDING BALANCE FOR FISCAL YEAR 1989-90

WHEREAS, the Housing Authority of the City and County of San Francisco ("the Authority") has employed the services of the

law firm of Alexander, Millner & McGee to handle some of the Authority's litigation matters; and

WHEREAS, there remains an outstanding balance for legal services rendered by Alexander, Millner & McGee in the amount of approximately $35,200.00 for the fiscal year 1989-90; and

WHEREAS, funding for these services is available from the operating budget for the fiscal year ended September 30, 1990;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the purchase requisition in the amount not to exceed $35,200.00 to Alexander, Millner & McGee in order to pay the outstanding balance for services rendered in fiscal year 1989-90.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3579 and Commissioner Reen seconded the motion.

Resolution No. 3579 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Arthur Andrews
Jewel Green
Brooke Heagerty, Income Rights Project
Tyrie Holmes
Verdie Johnson, Alemany
Angelina Scott, Hayes Valley
Robert Speer, PADS
Margaret A. Verges, PAACN

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of December 13, 1990 was adjourned to Executive Session at 5:47 p.m. The next regular meeting has been scheduled for January 10, 1991.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director